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## **NOTICE OF MEETING**

The Regular Board Meeting of the Lake Metropolitan Housing Authority will be held at  
**6:00 p.m. on Wednesday, March 8, 2023**  
Woodlawn Community Center – 553 Sanders Ave. in Painesville, Ohio

If you have any questions, please contact Diana Dilisio at [ddilisio@lakemetrohousing.org](mailto:ddilisio@lakemetrohousing.org)  
or 440-354-3347 x33.

### **REGULAR MEETING AGENDA**

1. Roll Call
2. Chairperson's Comments
3. Minutes – February 8, 2023
4. CEO Report
5. December Finance Reports and Bills (January Financials)
6. Resolution: 4-2023 – Contract Renewal for Legal Services
7. Other Updates and Comments
8. Adjournment

Jeffrey Mackey, Chairperson

### **Mission**

The mission of the Lake Metropolitan Housing Authority is to advocate for, develop and sustain affordable housing opportunities for the residents of Lake County. We support and encourage residents to attain self-sufficiency while maintaining a customer-centered focus.



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**REGULAR MEETING OF THE  
LAKE METROPOLITAN HOUSING AUTHORITY  
February 8, 2023  
\*Onsite – Jackson Towers  
6:00 P.M.**

*This meeting and all formal actions memorialized herein were taken in a duly noticed virtual, open meeting of this Board and that all deliberations which resulted in formal action were taken in meeting(s) open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code*

**PRESENT**

Chairperson Jeffrey Mackey  
Vice-Chair Charles Stennis Jr.  
Gregory Schmidt – (absent)  
Kathryn Popp  
Cynthia Brooks– (absent)  
Julius Williams  
George Phillips

**ALSO PRESENT**

Marshal Pitchford, Attorney  
Eric Martin, Chief Executive Officer  
Diana Dilisio, Executive Assistant  
Brittany Stone, Chief Financial Officer  
Juan Kimble, Maintenance  
Roger Maltry, Supervisor Maintenance  
Theresa Lee, Director of Housing  
Tim Martin, COO  
(Advantix Development Corporation)  
Brandon Shields, Broker & Business Development  
(Advantix Development Corporation)

**CHAIRPERSON'S COMMENTS:**

Chairperson Jeffrey Mackey called the meeting to order at 6:05 P.M.

**MEETING MINUTES:**

January 11, 2023, Regular Board Meeting: The meeting minutes were accepted by unanimous acclamation.

**CEO REPORT:**

Eric Martin shared highlights from his report that were emailed in advance of the meeting to all Board members.

**ADVANTIX DEVELOPMENT CORPORATION**

Tim Martin, COO, has 21 years of experience in Operations Management at Advantix, which includes public housing development. He explained how Advantix acts as a general contractor on full RAD (Rental Assistance Demonstration) conversions as well as smaller renovation projects. Mr. Martin explained how RAD allows public housing authorities to tap outside sources of capital by converting public housing properties into project-based rental assistance contracts. Advantix is there to provide property management and resident relocation assistance.



### **HOUSING CHOICE VOUCHER:**

Starting in January, we have taken an aggressive approach to lease-ups. We have a new process for collecting paperwork. All personal identification, income verification, background checks, and complete necessary paperwork are being scheduled face-to-face with the potential tenant(s) to avoid long mail delays. This new process will speed up the managerial end, and having said that, we are also hoping it will lead to a larger monthly pool of issued vouchers and lease-ups. We have already issued 100 vouchers for January. This has tripled since December 2022.

### **PUBLIC HOUSING/MULTI-FAMILY PROGRAM/MARKET RATE:**

Over the next several months, Lake MHA will focus on reducing vacancies by getting qualified individuals off the waiting list and into Multifamily units. We have additional administrative support to strengthen our number of lease-ups. We will be aiding groups of potential tenants, in person, to complete and verify their documentation, identification, and income information for eligibility. This process will get individuals into their units faster. This process avoids any delays that may occur.

Our Market Rate occupancy remains at 100 percent, and we are down to one Public Housing tenant at Parkview Place.

### **STAFFING:**

We are now currently staffed with 2 full-time inspectors as we anticipated an increase in new inspections over the next quarter. Unfortunately, we lost our Multifamily Certification Coordinator. Nevertheless, we have adjusted moving the management responsibilities of both HCV and Multifamily intake and Multifamily program management under our Housing Coordinator. This will be a permanent structure adjustment and we will not be looking to replace the Multifamily Coordinator position at this time.

### **Section 18 Disposition:**

Mr. Martin had a phone conversation with the County this past week to discuss using The American Rescue Plan (ARPA) funding for the Parkview Place contract.

We are hopeful as the initial response from the County is that the ARPA funding is not subjected to the environmental review process as outlined in the CFR relevant to floodplain management. Lake MHA is hopeful that we will get a favorable response from HUD very soon. Over the next few months, Lake County will be making decisions on what projects to fund using the ARPA Cares Act funding. The Board will be kept updated.

### **ADJOURNMENT:**

A motion was made by Chairperson Jeffrey Mackey to adjourn the meeting. The meeting adjourned at 6:35 p.m.





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## Meeting of The Board of Commissioners CEO Report March 2023

### **Housing Choice Voucher:**

We are happy to report that our HCV lease-ups have steadily increased over the past 3 months. This is a result of the fast-track strategy which has proven to be extremely effective. We are still looking for a full-time certification specialist to provide the required administrative support in our intake department. We are extremely pleased with the results of our program performance after making the administrative adjustment placing the Housing Coordinator over both HCV and Multi-family intake functions.

### **Public Housing/Multi-Family Program/Market Rate:**

We have received authorization from our HUD field office to notify all Public Housing tenants at Parkview that they are to utilize their Temporary Protection Vouchers by March 31st, 2023. Afterwards, Lake MHA has been granted approval to require any remaining program resident to sign a new market rate lease effective April 1st or face eviction. The one remaining Public Housing resident has been notified of the deadline; however, we are willing to provide relocation assistance and financial aid to help them with relocation.

We are currently seeking clarification from our HUD field office if we are now able to begin moving Market Rate tenants off the waiting list and into the units effective April 1<sup>st</sup>. I hope to have a definite clarification within the week. If so, we will remove the 25 units from HUD's inventory, thereby essentially closing the program. Although this would more than likely end our capital funds, any loss would be replaced by the inflow of rental revenue from our Market Rate tenants.

Finally, we are realizing success in our Multi-Family lease-ups. In the month of February, we have secured twenty (20) new leases with plans to do an additional fast-track event.



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## **Staffing:**

On a down note, our Human Resource Generalist, Nicole Ostrosky, will be resigning this month effective March 31<sup>st</sup>. She has done a tremendous job with recruitment and keeping the organization adequately staffed. The good news is that Diana Dilisio and Nicole have been working together to develop an interim plan to keep us staffed. Diana Dilisio has taken a good share of the human resources responsibilities to fill the gap. With the help of Nicole, Diana and I are aggressively seeking a full or part-time human resource professional and have had several interviews with promising candidates.

## **Washington Square Fire Alarm System:**

Upon Board approval, Lake MHA will seek to solicit bids for the replacement of its fire alarm system at Washington Square. The system has been antiquated for quite some time, and although the current system is functioning, Painesville Fire has often noted that the system is coding incorrectly after being set off.

## **Jackson Towers:**

In an update to the October fire in Unit 212, SERVPRO has now completed the entire remediation and clean up in the hallways, stairways, first floor lobby areas, 2<sup>nd</sup> floor laundry room, and all other areas impacted by the fire. Total costs as mentioned in February's meeting \$51,443.59. SERVPRO has sent us the cost of the construction phase of the project totaling \$84,379. This brings the total cost of all damages to \$135,822.

We are still awaiting approval from insurance to cover the remaining cost. SERVPRO requires a deposit of 33,000 to purchase supplies and materials to begin the work on the final phase.

Respectfully submitted,  
Eric P. Martin, MBA/PA



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## Housing Choice Voucher Program

Month Ending February 2023

Leased Action	Dec-22	Jan-23	Feb-23						
Monthly Budget Authority	\$756,356	\$756,356	\$756,356						
Units under lease (1st of month) + HO	1158	1152	1173	As of 2/1/23					
VASH vouchers leased up (26)	13	13	13						
FUP vouchers leased up (25)	15	15	15						
Mainstream vouchers leased up (26)	25	26	28						
Utilization (baseline 1542 eff. 10/1/22)	75%	75%	76%						
Total HAP paid (UA's, ports & HO)	\$687,396	\$691,140	\$715,805						
Total incoming HAP	\$731,699	\$737,627	\$739,926						
Monthly utilization of budget	91%	91%	95%						
HCV Error Analysis Report	Dec-22	Jan-23	Feb-23						
Audit Error rate									
# of files audited									
# of files with errors per QC audit									
Informal Hearing/Terminations	Dec-22	Jan-23	Feb-23						
Informal Hearings conducted	1	1	3						
Informal Reviews conducted	1	2	2						
End of Participations (EOP's)	6	8	12	Updated 3 months EOP report attached explaining most recent					
Leasing Activity	Dec-22	Jan-23	Feb-23						
# of New Admissions	5	20	15						
# of Moves	10	7	5						
# of Port-Ins	2	0	1						
# of Port-Outs	1	3	2						
# of Vouchers issued	22	55	20						
# of Vouchers on the street	77	84	69 plus 14 scheduled	21 vouchers pending inspections					
Vouchers Expired	16	10	6	4 vouchers pending executed HAP 4 Vouchers pending signed leases					
FSS/Homeownership	Dec-22	Jan-23	Feb-23						
Active FSS participants	25	22	22						
Current Homeowners	3	3	3						
Wait List Activity	Dec-22	Jan-23	Feb-23						
Number of Applicants on WL	843	745	717	2021 HCV as of 3/1/2023					
# of applicants pulled from Wait List	0 in December	100	100						
Initial Briefing Meetings	1/5/2023 (13)		3/9/2023 55						
2nd & Final Chance	61 2 <sup>nd</sup> appt 1/9/23 11 pending paperwork	Fast track 2/14/23	6 second request sent 3/1/23						
HQS Inspections	Annual	Annual R.I.	Initial	Moves	Ports	M.P.I. R.I.	Special	Special R.I.	Total
Dec-22	204	Included in AR	14	10		3	16	5	252
Jan-23	146	Included in AR	44	10	1	*	16	*	217
Feb-23	179	Included in AR	38	4	2	*	8	*	231
Report Completed by: Theresa Lee	*included in special and port inspections								



## Multifamily/Public Housing Programs

Month Ending February 2023

Occupancy Rate	Dec-22	Jan-23	Feb-23		
Percentage leased as of 03/01/2023	77%	76%	79%		
# of vacancies (264 total MF & PH units) as of 03/01/2023	61	64	57	24 PVP	
T.A.R. (Tenant Account Receivables)	Dec-22	Jan-23	Feb-23		
Current Rent Roll	\$53,530	\$51,821	\$53,013		
Rent Collected	\$48,932	\$49,282	\$49,050		
Percentage Collected	92%	96%	93%		
PH Error Analysis Report	Dec-22	Jan-23	Feb-23		
Number of files completed					
Number of files with errors (5 files reviewed monthly)					
Error rate					
Wait List Activity	Dec-22	Jan-23	Feb-23		
# of applicants on MF Wait List (end of month)	963	953	900		
Evictions	Woodlawn	Jackson	Washington	ParkView	Total
WRIT/Restitution/Possession of property					
14 Day notices served (non-payment)					0
30 Day notices served (lease violations)					0
3 Day notices (non-pay)	1				1
3 Day notices (lease violation)					0
10 Day notices (lease violation)					0
30 Day notices (non-pay)	11	5	3		19
Tenant Relations	Washington	Jackson	Woodlawn	ParkView	
Date of quarterly resident meetings held	1/25/2023	1/24/2023	1/26/2023		
Next Meeting Scheduled for: Apr 2023	4/19/2023	4/18/2023	4/20/2023		
Police Reports received from 02/02/2023 through 03/01/2023	Washington	Jackson	Woodlawn	ParkView	Total
Criminal/Assault					0
Domestic/Civil/Harassment			2	1	3
Drug arrest/drug related confirmed					0
Drug complaint not confirmed	1		1		2
Theft/Burglary					0
Well Checks	4	1			5
Arrest/Warrant Served					0
Identity Theft					0
LMHA Standby Request/Trespassing					0
Disturbance/Noise/Disorderly Conduct					0
Not classified/Police Foot Patrols	1		1	1	3
<b>Total calls for current month</b>					<b>13</b>
Leasing Activity	Washington	Jackson	Woodlawn	ParkView	Total
Move ins for current month	1	5			6
Move outs for current month	1	1			2
Unit transfers for current month			2		2
<b>Report Completed by: Theresa Lee</b>					



### FSS Monthly Report

<b>Month:</b>	<b>February</b>
<b>FSS participants as of 02/28/23</b>	<b>22</b>
<b>Number of contract completions (graduates):</b>	<b>0</b>
<b>Escrow disbursed:</b>	<b>0</b>
<b>Number of contracts terminated:</b>	<b>0</b>
<b>Escrow forfeited:</b>	<b>0</b>
<b>Number of new contracts (enrollments):</b>	<b>0</b>
<b>Number of participants with escrow accounts</b>	<b>17</b>
<b>Number of new escrow accounts opened:</b>	<b>1</b>

# Lake Metropolitan Housing Authority

## Finance Report

January 2023

(Prepared for the March 8, 2023 Board Meeting)

The following summarizes the major Finance Department activity for January 2023:

### **Fiscal Year 2023**

Attached are the preliminary January 2023 financials.

### **Multi-Family (RAD):**

The Multi-Family Program is negative for January and remains positive year-to date. Program staff successfully implemented the fast track leasing in February for the Multi-Family program. I anticipate we will see operating income results beginning in March.

The Multi-Family (RAD) Statement of Operations for January 2023 has been included.

### **Housing Choice Voucher:**

The Housing Choice Voucher Program remains positive for January, year-to-date and against the budget. We have received notice that the HCV program will be receiving inflationary increases to HAP and Administrative funding. Our renewal funding numbers will be released to us in the beginning of April and will better be able to budget for our FY 2024.

The HAP Reserves Worksheet and the Schedule of Restricted Net Position (RNP) for January 2023 have been included.

### **Parkview (Public Housing/Market Rate):**

The Market Rate program remains positive in January, year-to-date and against the budget. The Public Housing program drops back to the negative for January.

Financials (and corresponding Statements of Operation) for January 2023 have been included for both the Public Housing and Market Rate programs.

### **Overall Indicators:**

The Fiscal Year 2023 Payroll projections are included through the March 2, 2023 payroll.

The Per Unit Leased Statistics report has been updated for January 2023.

The Fund Balances – by Restriction report has been updated for January 2023.

### **Banking and Investments:**

Included with this report are the Lake MHA Cash & Investment Reports as of January 31, 2023, along with copies of the bank statements.

**Accounts Payable:**

A detail listing of all A/P checks issued in January 2023 are attached for your review.

Respectfully Submitted by:

A handwritten signature in blue ink that reads "Brittany Stone". The signature is written in a cursive, flowing style.

Brittany Stone

CFO

# Lake Metropolitan Housing Authority - Major Programs

Fiscal Year 2023 Summary Operating Report, and Fiscal Year 2022 Comparison  
For the Month and Fiscal Year-to-Date ended January 31, 2023

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2023		Fiscal Year 2022	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
<b>Multi-Family</b>					
Operating Income	\$ 122,502	\$ 906,890	\$ 884,406	\$ 22,484	\$ 885,380
Administrative Expenses	\$ 43,648	\$ 294,111	\$ 325,888	\$ (31,777)	\$ 275,877
Utility Expenses	35,102	155,130	157,500	(2,370)	153,814
Operations Expense	57,962	364,733	261,766	102,967	348,543
General Expense	9,630	44,881	41,634	3,247	41,288
<b>Surplus / (Deficit)</b>	<b>\$ (23,840)</b>	<b>\$ 48,035</b>	<b>\$ 97,618</b>	<b>\$ (49,583)</b>	<b>\$ (17,823)</b>

<b>Section 8</b>					
Operating Income	\$ 87,139	\$ 633,932	\$ 616,875	\$ 17,057	\$ 768,930
Administrative Expenses	\$ 75,215	\$ 536,700	\$ 591,803	(55,103)	\$ 477,625
Utility Expenses	551	2,607	2,800	(193)	2,094
Maintenance Expense	288	4,336	3,792	544	4,767
General Expense	773	8,872	10,583	(1,711)	10,289
<b>Surplus / (Deficit)</b>	<b>\$ 10,312</b>	<b>\$ 81,417</b>	<b>\$ 7,897</b>	<b>\$ 73,520</b>	<b>\$ (192,738)</b>

<b>CONSOLIDATED</b>					
Operating Income	\$ 209,641	\$ 1,540,822	\$ 1,501,281	\$ 39,541	\$ 1,654,310
Administrative Expenses	\$ 118,863	\$ 830,811	\$ 917,691	\$ (86,880)	\$ 753,502
Utility Expenses	35,653	157,737	160,300	(2,563)	155,908
Operations Expense	58,250	369,069	265,558	103,511	353,310
General Expense	10,403	53,753	52,217	1,536	51,577
<b>Surplus / (Deficit)</b>	<b>\$ (13,528)</b>	<b>\$ 129,452</b>	<b>\$ 105,515</b>	<b>\$ 23,937</b>	<b>\$ (210,561)</b>

**Lake Metropolitan Housing Authority  
Balance Sheet  
January 2023**

**Program: RAD - PBRA      Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1001.000 Petty Cash	(23.21)	233.65
1111.800 Cash - RAD PBRA	257,492.33	410,408.84
1113.000 Cash - Replacement Reserve	13,371.24	1,428,235.54
1114.000 Cash - Tenant Sec. Deposits	(5.35)	57,495.60
1122.000 Accts Rec Tenants (S)	1,366.55	59,739.71
1122.009 Tenant Repayment Agreements (S)	(496.00)	6,271.00
1129.000 A/R - Other	0.00	18,285.12
1129.300 A/R - Employee	(500.00)	469.37
1140.001 A/R Parkview Place	6,233.21	(25,694.50)
1140.002 A/R Public Housing	(38,610.39)	15,668.57
1140.003 A/R REACH	0.00	155.00
1140.005 A/R S-8 Voucher	(211,144.27)	68,278.86
1140.006 A/R State/Local	(1,864.20)	(2,553.42)
1211.000 Prepaid Insurance	(5,276.17)	52,761.66
1250.000 Prepaid Expense	(887.58)	9,763.34
1400.600 Land	0.00	692,731.00
1400.601 Land - Development (Lots)	0.00	29,490.74
1400.700 Buildings	0.00	3,910,612.00
1400.710 Bldg. & Land Improvements	3,771.82	5,852,082.00
1400.750 Bldg, Land & Improvements - Admin	0.00	4,718.44
1400.800 Furn, Equip, Mach - Dwellings	0.00	48,472.36
1400.900 Furn, Equip, Mach - Admin	0.00	343,483.55
1400.901 Equipment - Vehicles	0.00	121,590.43
1400.950 Accumulated Depreciation	0.00	(9,429,611.78)
1400.960 Accumulated Amortization - Leases	0.00	(3,809.25)
1400.990 Construction-In-Progress	0.00	19,087.68
1490.000 Leased Asset	0.00	18,084.13
1500.100 Net OPEB Asset	0.00	73,869.00
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	79,910.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	4,912.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>84,822.00</b>
<b>TOTAL ASSETS</b>	<b>23,427.98</b>	<b>3,865,140.64</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.000 Vendors & Contr. (S)	47,200.28	47,197.69
2111.009 A/P - Public Housing (S)	250.00	517.00
2114.000 Tenants Sec. Dep. (S)	53.00	54,493.50
2114.300 Pet Deposit (S)	(250.00)	5,750.00
2114.314 Interest - Tenant Security Deposits	14.65	87.13
2117.200 OPERS Payable	(0.03)	167.27
2117.902 Misc. Payroll - AFLAC	0.00	(28.92)
2117.950 A/P - Ohio BWC	0.00	(27.00)
2117.999 A/P Payroll Other - Employee	0.00	(136.51)
2135.100 Acc. Comp Absences	0.00	3,643.13
2135.200 Comp. Absences - Non Current	0.00	14,649.64
2400.000 Lease Liability (Current)	0.00	4,210.00
2400.100 Lease Liability (Non-Current)	0.00	10,313.63

**Lake Metropolitan Housing Authority  
Balance Sheet  
January 2023**

**Program: RAD - PBRA      Project: Consolidated**

**LIABILITIES AND SURPLUS**

<b>LIABILITIES</b>		
2500.000 Net Pension Liability	0.00	191,166.00
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	238,211.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	90,232.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>328,443.00</b>
<b>TOTAL LIABILITIES</b>	<b>47,267.90</b>	<b>660,445.56</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	1,373,771.74
2805.000 Temporarily Restricted Net Position	0.00	1,335,393.59
2806.000 Unrestricted Net Position	0.00	447,494.17
2806.000 Unrestricted Net Position (Current Year)	(23,839.92)	48,035.58
<b>TOTAL SURPLUS</b>	<b>(23,839.92)</b>	<b>3,204,695.08</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>23,427.98</b>	<b>3,865,140.64</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**  
**Operating Statement**  
**Seven Months Ending 01/31/2023**  
**Program: RAD - PBRA      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>OPERATING INCOME</b>								
3110.000 Dwelling Rental	48,881.00	50,833.33	(1,952.33)	355,185.78	355,833.33	(647.55)	610,000.00	(254,814.22)
3121.000 Tenant Assistance Payments - M/F	72,011.00	73,333.33	(1,322.33)	509,387.00	513,333.33	(3,946.33)	880,000.00	(370,613.00)
3300.113 Interest - Rep. Res.	361.24	10.33	350.91	1,751.18	72.33	1,678.85	124.00	1,627.18
3690.000 Other Income - Tenant	1,248.55	2,166.67	(918.12)	3,974.05	15,166.67	(11,192.62)	26,000.00	(22,025.95)
<b>TOTAL OPERATING INCOME</b>	<b>122,501.79</b>	<b>126,343.66</b>	<b>(3,841.87)</b>	<b>870,298.01</b>	<b>884,405.66</b>	<b>(14,107.65)</b>	<b>1,516,124.00</b>	<b>(645,825.99)</b>
<b>NON-OPERATING INCOME</b>								
3690.900 Other Income - Miscellaneous	0.00	0.00	0.00	36,592.00	0.00	36,592.00	0.00	36,592.00
<b>TOTAL NON-OPERATING INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>36,592.00</b>	<b>0.00</b>	<b>36,592.00</b>	<b>0.00</b>	<b>36,592.00</b>
<b>TOTAL INCOME</b>	<b>122,501.79</b>	<b>126,343.66</b>	<b>(3,841.87)</b>	<b>906,890.01</b>	<b>884,405.66</b>	<b>22,484.35</b>	<b>1,516,124.00</b>	<b>(609,233.99)</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	21,461.31	28,081.50	6,620.19	152,568.16	196,570.50	44,002.34	336,978.00	184,409.84
4120.000 Auditing Fees	0.00	266.67	266.67	1,935.99	1,866.67	(69.32)	3,200.00	1,264.01
4140.100 Advertising - Other	151.11	25.00	(126.11)	669.07	175.00	(494.07)	300.00	(369.07)
4150.000 Benefits Expense	9,572.01	10,732.17	1,160.16	58,825.03	75,125.17	16,300.14	128,786.00	69,960.97
4170.000 Legal Expenses	1,852.80	1,250.00	(602.80)	9,494.85	8,750.00	(744.85)	15,000.00	5,505.15
4185.000 Staff Training	0.00	0.00	0.00	1,288.03	0.00	(1,288.03)	0.00	(1,288.03)
4190.000 Office Sundry Expense	103.81	100.00	(3.81)	229.02	700.00	470.98	1,200.00	970.98
4190.020 Bank Charges	182.34	166.67	(15.67)	1,636.42	1,166.67	(469.75)	2,000.00	363.58
4190.050 Payroll Processing Charges & Forms	201.43	183.33	(18.10)	1,640.61	1,283.33	(357.28)	2,200.00	559.39
4190.100 Office Supplies	714.93	333.33	(381.60)	3,341.11	2,333.33	(1,007.78)	4,000.00	658.89
4190.110 Temporary Help	0.00	0.00	0.00	1,383.56	0.00	(1,383.56)	0.00	(1,383.56)
4190.120 Cleaning Contract	1,377.47	112.50	(1,264.97)	10,442.27	787.50	(9,654.77)	1,350.00	(9,092.27)
4190.130 Contract - IT Services	341.02	750.00	408.98	7,867.35	5,250.00	(2,617.35)	9,000.00	1,132.65
4190.140 Contract - MCS	887.58	767.58	(120.00)	5,802.84	5,373.08	(429.76)	9,211.00	3,408.16
4190.145 Forms and Publications	0.00	125.00	125.00	681.40	875.00	193.60	1,500.00	818.60
4190.150 Shredding	456.84	16.67	(440.17)	456.84	116.67	(340.17)	200.00	(256.84)
4190.200 Telephone	266.97	250.00	(16.97)	1,781.06	1,750.00	(31.06)	3,000.00	1,218.94
4190.201 Cell Phones	246.57	116.67	(129.90)	1,697.01	816.67	(880.34)	1,400.00	(297.01)
4190.205 Answering Service	256.36	150.00	(106.36)	954.06	1,050.00	95.94	1,800.00	845.94
4190.210 Internet Expense	1,365.39	166.67	(1,198.72)	4,698.04	1,166.67	(3,531.37)	2,000.00	(2,698.04)
4190.220 Cable	1,367.17	708.33	(658.84)	5,564.11	4,958.33	(605.78)	8,500.00	2,935.89
4190.300 Postage & Meter	730.06	500.00	(230.06)	2,983.14	3,500.00	516.86	6,000.00	3,016.86
4190.400 Copier - Lease	339.60	350.00	10.40	2,339.52	2,450.00	110.48	4,200.00	1,860.48
4190.410 Copier Maintenance	0.00	29.17	29.17	0.00	204.17	204.17	350.00	350.00
4190.500 Admin Minor Equipment	0.00	0.00	0.00	6,856.23	0.00	(6,856.23)	0.00	(6,856.23)
4190.600 Dues & Fees	800.56	266.67	(533.89)	1,989.62	1,866.67	(122.95)	3,200.00	1,210.38
4190.900 Other Sundry Expense	476.46	0.00	(476.46)	2,194.10	0.00	(2,194.10)	0.00	(2,194.10)
4190.910 Tenant Background Checks	89.10	91.67	2.57	466.79	641.67	174.88	1,100.00	633.21
4190.950 HR Contract	157.50	10.00	(147.50)	722.80	70.00	(652.80)	120.00	(602.80)

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4190.960 Community Outreach	0.00	30.83	30.83	583.08	215.83	(367.25)	370.00	(213.08)
4210.000 Resident Activities	0.00	100.00	100.00	353.52	700.00	346.48	1,200.00	846.48
4220.000 Resident Participation	249.99	666.67	416.68	2,510.09	4,666.67	2,156.58	8,000.00	5,489.91
4230.000 Contract - Other	0.00	208.33	208.33	154.97	1,458.33	1,303.36	2,500.00	2,345.03
<b>TOTAL ADMIN EXPENSE</b>	<b>43,648.38</b>	<b>46,555.43</b>	<b>2,907.05</b>	<b>284,110.69</b>	<b>325,887.93</b>	<b>31,777.24</b>	<b>558,665.00</b>	<b>264,554.31</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	10,172.51	5,416.67	(4,755.84)	44,069.35	37,916.67	(6,152.68)	65,000.00	20,930.65
4320.000 Electricity	21,306.33	15,000.00	(6,306.33)	98,651.47	105,000.00	6,348.53	180,000.00	81,348.53
4330.000 Gas	3,622.88	2,083.33	(1,539.55)	12,408.80	14,583.33	2,174.53	25,000.00	12,591.20
<b>TOTAL UTILITIES EXPENSE</b>	<b>35,101.72</b>	<b>22,500.00</b>	<b>(12,601.72)</b>	<b>155,129.62</b>	<b>157,500.00</b>	<b>2,370.38</b>	<b>270,000.00</b>	<b>114,870.38</b>
<b>OPERATIONS EXPENSE</b>								
4410.000 Maintenance Salaries	18,189.45	15,121.17	(3,068.28)	116,117.77	105,848.17	(10,269.60)	181,454.00	65,336.23
4420.000 Maint. - Supplies (other)	5,599.65	2,500.00	(3,099.65)	31,691.38	17,500.00	(14,191.38)	30,000.00	(1,691.38)
4420.050 Maint. - Materials	1,989.07	833.33	(1,155.74)	18,242.50	5,833.33	(12,409.17)	10,000.00	(8,242.50)
4420.200 Maint. - Plumbing	0.00	100.00	100.00	799.49	700.00	(99.49)	1,200.00	400.51
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	177.51	116.67	(60.84)	200.00	22.49
4420.400 Maint. - Auto	197.46	125.00	(72.46)	769.23	875.00	105.77	1,500.00	730.77
4420.410 Maint. - Fuel	319.64	291.67	(27.97)	2,099.59	2,041.67	(57.92)	3,500.00	1,400.41
4420.500 Maint. - Hardware	0.00	208.33	208.33	2,633.00	1,458.33	(1,174.67)	2,500.00	(133.00)
4420.510 Maint. - Keys & Locks	593.13	125.00	(468.13)	928.27	875.00	(53.27)	1,500.00	571.73
4420.600 Maint. - Paint	869.32	583.33	(285.99)	7,198.42	4,083.33	(3,115.09)	7,000.00	(198.42)
4420.700 Appliances & Dwelling Equip.	3,813.36	1,250.00	(2,563.36)	21,442.88	8,750.00	(12,692.88)	15,000.00	(6,442.88)
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	717.69	0.00	(717.69)	0.00	(717.69)
4430.010 Cont - Rubbish Removal	1,201.00	1,166.67	(34.33)	8,513.25	8,166.67	(346.58)	14,000.00	5,486.75
4430.020 Cont - HVAC	2,802.98	458.33	(2,344.65)	10,726.21	3,208.33	(7,517.88)	5,500.00	(5,226.21)
4430.040 Cont - Elevators	896.32	1,250.00	353.68	7,743.02	8,750.00	1,006.98	15,000.00	7,256.98
4430.050 Cont - Landscaping	0.00	1,000.00	1,000.00	4,406.32	7,000.00	2,593.68	12,000.00	7,593.68
4430.060 Cont - Unit Turn Expense	3,975.00	3,000.00	(975.00)	21,834.50	21,000.00	(834.50)	36,000.00	14,165.50
4430.070 Cont - Electrical	0.00	458.33	458.33	3,767.45	3,208.33	(559.12)	5,500.00	1,732.55
4430.080 Cont - Plumbing	375.00	333.33	(41.67)	1,575.00	2,333.33	758.33	4,000.00	2,425.00
4430.090 Cont - Exterminator	1,370.00	458.33	(911.67)	6,120.25	3,208.33	(2,911.92)	5,500.00	(620.25)
4430.115 Cont - Repairs	250.00	625.00	375.00	8,078.91	4,375.00	(3,703.91)	7,500.00	(578.91)
4430.116 Cont - Uniforms	80.24	125.00	44.76	1,151.85	875.00	(276.85)	1,500.00	348.15
4430.120 Cont - Miscellaneous	7,289.38	1,666.67	(5,622.71)	43,227.61	11,666.67	(31,560.94)	20,000.00	(23,227.61)
4450.000 Benefits - Maint.	8,150.27	5,699.00	(2,451.27)	44,771.02	39,893.00	(4,878.02)	68,388.00	23,616.98
<b>TOTAL OPERATIONS EXPENSE</b>	<b>57,961.27</b>	<b>37,395.16</b>	<b>(20,566.11)</b>	<b>364,733.12</b>	<b>281,766.16</b>	<b>(102,966.96)</b>	<b>448,742.00</b>	<b>84,008.88</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	956.76	733.33	(223.43)	4,874.96	5,133.33	258.37	8,800.00	3,925.04
4510.000 Insurance	5,276.17	5,214.33	(61.84)	36,658.63	36,500.33	(158.30)	62,572.00	25,913.37
4515.000 Real Estate Tax - Lots	712.56	0.00	(712.56)	712.56	0.00	(712.56)	0.00	(712.56)
4516.000 Real Estate Assess.	2,684.85	0.00	(2,684.85)	2,684.85	0.00	(2,684.85)	0.00	(2,684.85)
4570.000 Collection Loss	0.00	0.00	0.00	(50.00)	0.00	50.00	0.00	50.00
<b>TOTAL GENERAL EXPENSE</b>	<b>9,630.34</b>	<b>5,947.66</b>	<b>(3,682.68)</b>	<b>44,881.00</b>	<b>41,633.66</b>	<b>(3,247.34)</b>	<b>71,372.00</b>	<b>26,491.00</b>
<b>TOTAL EXPENSES</b>	<b>146,341.71</b>	<b>112,398.25</b>	<b>(33,943.46)</b>	<b>858,854.43</b>	<b>786,787.75</b>	<b>(72,066.68)</b>	<b>1,348,779.00</b>	<b>489,924.57</b>
<b>SURPLUS</b>	<b>(23,839.92)</b>	<b>13,945.41</b>	<b>(37,785.33)</b>	<b>48,035.58</b>	<b>97,617.91</b>	<b>(49,582.33)</b>	<b>167,345.00</b>	<b>(119,309.42)</b>



**Lake Metropolitan Housing Authority**  
**Statement of Operations**  
**RAD - PBRA - All Projects Period From January 2023 Period To January 2023 - All Tenants**

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$58,106.16
Rent	\$52,750.00
Security Deposit	\$264.00
Late Rent	\$210.00
Adj to Rent	(\$1,196.00)
Adj to Misc - Maintenance Charge	\$65.00
Adj to Misc - Miscellaneous Bank Charge	\$25.00
Adj to Misc - Move-Out Charges	\$982.55
Adj to Late Rent	(\$9.00)
Payment Received	(\$54,170.00)
Utility	(\$2,462.00)
Adj to Utility	(\$211.00)
Payment Made	\$3,883.00
Key Deposit	\$10.00
Repayment	\$496.00
Refund Deposit	(\$471.00)
AR Void	\$950.00
Ending Balance	<u>\$59,222.71</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$54,358.00
Charged	\$264.00	
Collected	(\$26.00)	\$26.00
Applied to Account		(\$221.00)
Refunded		\$0.00
Ending Balance	<u>\$238.00</u>	<u>\$54,163.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$6,000.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		(\$250.00)
Ending Balance	<u>\$0.00</u>	<u>\$5,750.00</u>

Key Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$82.50
Charged	\$10.00	
Collected	(\$10.00)	\$10.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$92.50</u>

Repayment Agreement Balances: Default Type (12 Agreements)

	Amount
Beginning Balance	\$6,767.00
Monthly Repayment Amount	(\$496.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$0.00
Cancel Repayment	\$0.00
Ending Balance	<u>\$6,271.00</u>

**Lake Metropolitan Housing Authority**  
**Balance Sheet**  
**January 2023**

**Program: Section 8 Voucher      Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1111.100 Unrestricted Cash	0.00	489,157.67
1111.200 Cash HAP Payments	(150,684.15)	1,268,705.72
1122.000 Tenant Fraud Receivable	0.00	40,569.52
1122.100 Allowance for Doubtful Fraud Rec.	0.00	(40,569.52)
1129.000 Accounts Rec - Other	(13,092.00)	(21,523.00)
1165.000 FSS Escrow Investmen	(24,306.20)	98,607.46
1211.000 Prepaid Insurance	(491.92)	4,919.16
1250.000 Prepaid Expense	(2,155.54)	23,710.98
1400.900 Furn, Equip, Mach - Admin	0.00	42,980.51
1400.901 Equipment - Vehicles	0.00	33,018.86
1400.950 Accumulated Depreciation	0.00	(71,943.06)
1400.960 Accumulated Amortization - Leases	0.00	(11,541.72)
1490.000 Leased Asset	0.00	54,851.38
1500.100 Net OPEB Asset	0.00	99,723.00
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	107,879.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	6,632.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>114,511.00</b>
<b>TOTAL ASSETS</b>	<b>(190,729.81)</b>	<b>2,125,177.96</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	(211,144.27)	68,623.42
2117.000 Accounts Payable LMHA	(13,092.00)	(18,300.00)
2117.001 Accounts Payable HAP (S)	4,350.29	5,360.00
2119.000 Other Accts Payable	0.00	915.36
2135.100 Acc. Comp Absences	0.00	5,789.82
2135.200 Comp Absences Non Curren	0.00	23,159.29
2181.100 FSS Escrow Payable	(24,306.20)	103,910.70
2210.200 Unearned Revenue - FSS	0.00	(0.22)
2400.000 Lease Liability	0.00	12,773.98
2400.100 Lease Liability (Non-Current)	0.00	31,288.89
2500.000 Net Pension Liability	0.00	258,073.00
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	321,585.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	121,814.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>443,399.00</b>
<b>TOTAL LIABILITIES</b>	<b>(244,192.18)</b>	<b>934,993.24</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	4,056.31
2802.000 Restricted Net Position (HAP)	40,644.00	318,735.00
2806.000 Unrestricted Net Position	(40,644.00)	697,172.87
2806.000 Unrestricted Net Position (Current Year)	53,462.37	170,220.54
<b>TOTAL SURPLUS</b>	<b>53,462.37</b>	<b>1,190,184.72</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>(190,729.81)</b>	<b>2,125,177.96</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Operating Statement**

**Seven Months Ending 01/31/2023**

**Program: Section 8 Voucher**

**Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>HAP INCOME</b>								
<b>HAP INCOME</b>								
3000.100 HAP Income	723,406.00	0.00	723,406.00	4,894,828.00	0.00	4,894,828.00	0.00	4,894,828.00
3000.120 Mainstream (HAP) Income	19,547.00	0.00	19,547.00	112,316.00	0.00	112,316.00	0.00	112,316.00
3000.199 HAP Repayments	1,901.96	0.00	1,901.96	7,029.76	0.00	7,029.76	0.00	7,029.76
<b>TOTAL HAP INCOME</b>	<b>744,854.96</b>	<b>0.00</b>	<b>744,854.96</b>	<b>5,014,173.76</b>	<b>0.00</b>	<b>5,014,173.76</b>	<b>0.00</b>	<b>5,014,173.76</b>
<b>TOTAL HAP INCOME</b>	<b>744,854.96</b>	<b>0.00</b>	<b>744,854.96</b>	<b>5,014,173.76</b>	<b>0.00</b>	<b>5,014,173.76</b>	<b>0.00</b>	<b>5,014,173.76</b>
<b>OPERATING INCOME</b>								
<b>OPERATING INCOME</b>								
3000.200 Admin Fee Income	83,612.00	80,000.00	3,612.00	595,641.00	560,000.00	35,641.00	960,000.00	(364,359.00)
3000.220 Mainstream (Admin) Income	1,625.00	1,666.67	(41.67)	26,054.00	11,666.67	14,387.33	20,000.00	6,054.00
3000.300 FSS Grant Income	0.00	5,208.33	(5,208.33)	5,208.00	36,458.33	(31,250.33)	62,500.00	(57,292.00)
3690.200 50% Fraud Recovery	1,901.95	1,250.00	651.95	7,028.75	8,750.00	(1,721.25)	15,000.00	(7,971.25)
<b>TOTAL OPERATING INCOME</b>	<b>87,138.95</b>	<b>88,125.00</b>	<b>(986.05)</b>	<b>633,931.75</b>	<b>616,875.00</b>	<b>17,056.75</b>	<b>1,057,500.00</b>	<b>(423,568.25)</b>
<b>TOTAL OPERATING INCOME</b>	<b>87,138.95</b>	<b>88,125.00</b>	<b>(986.05)</b>	<b>633,931.75</b>	<b>616,875.00</b>	<b>17,056.75</b>	<b>1,057,500.00</b>	<b>(423,568.25)</b>
<b>TOTAL INCOME</b>	<b>831,993.91</b>	<b>88,125.00</b>	<b>743,868.91</b>	<b>5,648,105.51</b>	<b>616,875.00</b>	<b>5,031,230.51</b>	<b>1,057,500.00</b>	<b>4,590,605.51</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	39,848.35	51,774.83	11,926.48	302,963.56	362,423.83	59,460.27	621,298.00	318,334.44
4120.000 Audit Fees	0.00	683.33	683.33	6,914.25	4,783.33	(2,130.92)	8,200.00	1,285.75
4140.100 Advertising - Other	175.72	62.50	(113.22)	915.50	437.50	(478.00)	750.00	(165.50)
4150.000 Benefit Expense	18,419.15	19,631.00	1,211.85	116,812.32	137,417.00	20,604.68	235,572.00	118,759.68
4170.000 Legal Expenses	1,580.00	333.33	(1,246.67)	2,880.00	2,333.33	(546.67)	4,000.00	1,120.00
4180.000 Travel Expense	336.59	0.00	(336.59)	2,128.66	0.00	(2,128.66)	0.00	(2,128.66)
4185.000 Staff Training	0.00	0.00	0.00	2,936.14	0.00	(2,936.14)	0.00	(2,936.14)
4190.000 Office Sundry Expense	120.66	208.33	87.67	266.22	1,458.33	1,192.11	2,500.00	2,233.78
4190.020 Bank Charges	207.34	187.50	(19.84)	1,671.40	1,312.50	(358.90)	2,250.00	578.60
4190.050 Payroll Processing Charges & Forms	246.38	250.00	3.62	2,040.57	1,750.00	(290.57)	3,000.00	959.43
4190.100 Office Supplies	2,174.55	750.00	(1,424.55)	10,096.39	5,250.00	(4,846.39)	9,000.00	(1,096.39)
4190.110 Temporary Help	0.00	0.00	0.00	1,608.74	0.00	(1,608.74)	0.00	(1,608.74)
4190.120 Cleaning Contract	934.46	325.00	(609.46)	6,473.39	2,275.00	(4,198.39)	3,900.00	(2,573.39)
4190.130 Contract - IT Services	828.17	2,166.67	1,338.50	19,106.09	15,166.67	(3,939.42)	26,000.00	6,893.91
4190.140 Contract - MCS	2,155.54	1,941.58	(213.96)	14,092.60	13,591.08	(501.52)	23,299.00	9,206.40
4190.145 Forms and Publications	1,215.00	708.33	(506.67)	5,098.50	4,958.33	(140.17)	8,500.00	3,401.50
4190.150 Shredding	1,388.99	62.50	(1,326.49)	1,388.99	437.50	(951.49)	750.00	(638.99)
4190.200 Telephone	811.97	800.00	(11.97)	5,417.15	5,600.00	182.85	9,600.00	4,182.85
4190.201 Cell Phones	112.47	95.83	(16.64)	774.06	670.83	(103.23)	1,150.00	375.94
4190.210 Internet Expense	0.00	416.67	416.67	829.56	2,916.67	2,087.11	5,000.00	4,170.44
4190.220 Cable	37.60	37.50	(0.10)	263.20	262.50	(0.70)	450.00	186.80
4190.300 Postage & Meter	2,190.22	1,250.00	(940.22)	8,949.56	8,750.00	(199.56)	15,000.00	6,050.44
4190.400 Copier - Lease	1,032.95	1,083.33	50.38	7,116.04	7,583.33	467.29	13,000.00	5,883.96
4190.410 Copier Maintenance	0.00	91.67	91.67	0.00	641.67	641.67	1,100.00	1,100.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4190.500 Admin Minor Equipment	0.00	83.33	83.33	3,786.24	583.33	(3,202.91)	1,000.00	(2,786.24)
4190.600 Dues & Fees	14.02	291.67	277.65	1,185.91	2,041.67	855.76	3,500.00	2,314.09
4190.900 Other Sundry Expense	553.99	0.00	(553.99)	1,303.11	0.00	(1,303.11)	0.00	(1,303.11)
4190.901 Sundry - Other	0.00	0.00	0.00	162.70	0.00	(162.70)	0.00	(162.70)
4190.910 Tenant Background Checks	298.49	375.00	76.51	3,435.56	2,625.00	(810.56)	4,500.00	1,064.44
4190.950 HR Contract	157.50	0.00	(157.50)	722.80	0.00	(722.80)	0.00	(722.80)
4190.960 Community Outreach	0.00	83.33	83.33	0.00	583.33	583.33	1,000.00	1,000.00
4230.000 Contract - Other	0.00	166.67	166.67	180.20	1,166.67	986.47	2,000.00	1,819.80
4230.200 Rent/lect	375.00	683.33	308.33	5,181.00	4,783.33	(397.67)	8,200.00	3,019.00
<b>TOTAL ADMIN EXPENSE</b>	<b>75,215.11</b>	<b>84,543.23</b>	<b>9,328.12</b>	<b>536,700.41</b>	<b>591,802.73</b>	<b>55,102.32</b>	<b>1,014,519.00</b>	<b>477,818.59</b>
<b>UTILITY EXPENSE</b>								
4310.000 Water	76.66	58.33	(18.33)	401.14	408.33	7.19	700.00	298.86
4320.000 Electric	393.67	291.67	(102.00)	1,957.71	2,041.67	83.96	3,500.00	1,542.29
4330.000 Gas	80.58	50.00	(30.58)	248.00	350.00	102.00	600.00	352.00
<b>TOTAL UTILITY EXPENSE</b>	<b>550.91</b>	<b>400.00</b>	<b>(150.91)</b>	<b>2,606.85</b>	<b>2,800.00</b>	<b>193.15</b>	<b>4,800.00</b>	<b>2,193.15</b>
<b>MAINTENANCE EXPENSE</b>								
4420.400 Maint. - Auto	81.87	166.67	84.80	1,109.76	1,166.67	56.91	2,000.00	890.24
4420.410 Maint. - Fuel	27.97	375.00	347.03	1,290.30	2,625.00	1,334.70	4,500.00	3,209.70
4430.120 Cont - Miscellaneous	177.87	0.00	(177.87)	1,935.90	0.00	(1,935.90)	0.00	(1,935.90)
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>287.71</b>	<b>541.67</b>	<b>253.96</b>	<b>4,335.96</b>	<b>3,791.67</b>	<b>(544.29)</b>	<b>6,500.00</b>	<b>2,164.04</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	77.58	54.17	(23.41)	395.30	379.17	(16.13)	650.00	254.70
4510.000 Insurance	491.92	874.42	382.50	6,734.74	6,120.92	(613.82)	10,493.00	3,758.26
4590.100 Admin Fee Portable	203.41	583.33	379.92	1,741.61	4,083.33	2,341.72	7,000.00	5,258.39
<b>TOTAL GENERAL EXPENSE</b>	<b>772.91</b>	<b>1,511.92</b>	<b>739.01</b>	<b>8,871.65</b>	<b>10,583.42</b>	<b>1,711.77</b>	<b>18,143.00</b>	<b>9,271.35</b>
<b>HAP EXPENSE</b>								
4715.100 HAP Occupied Units	6,997.90	0.00	(6,997.90)	4,839,634.10	0.00	(4,839,634.10)	0.00	(4,839,634.10)
4715.500 Hap Portable Cert.	6,985.00	0.00	(6,985.00)	52,670.00	0.00	(52,670.00)	0.00	(52,670.00)
4715.600 Homeownership	1,132.00	0.00	(1,132.00)	7,759.00	0.00	(7,759.00)	0.00	(7,759.00)
4718.000 HAP FSS Escrow Payments	3,616.00	0.00	(3,616.00)	25,307.00	0.00	(25,307.00)	0.00	(25,307.00)
<b>TOTAL HAP EXPENSE</b>	<b>701,704.90</b>	<b>0.00</b>	<b>(701,704.90)</b>	<b>4,925,370.10</b>	<b>0.00</b>	<b>(4,925,370.10)</b>	<b>0.00</b>	<b>(4,925,370.10)</b>
<b>TOTAL EXPENSES</b>	<b>778,531.54</b>	<b>86,996.82</b>	<b>(691,534.72)</b>	<b>5,477,884.97</b>	<b>608,977.82</b>	<b>(4,868,907.15)</b>	<b>1,043,962.00</b>	<b>(4,433,922.97)</b>
<b>SURPLUS</b>	<b>53,462.37</b>	<b>1,128.18</b>	<b>52,334.19</b>	<b>170,220.54</b>	<b>7,897.18</b>	<b>162,323.36</b>	<b>13,538.00</b>	<b>156,682.54</b>

# Lake Metropolitan Housing Authority

## HAP Reserves Worksheet

CY 2022 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-22		791,424	791,424	768,326	680,071	731,456	1,723	162,178	842,249
Feb-22		791,424	791,424	775,708	695,787	738,679	1,427	200,634	896,421
Mar-22		791,424	791,424	760,000	727,211	725,160	6,344	241,818	969,029
Apr-22		791,424	791,424	755,825	762,810	712,222	1,135	286,556	1,049,366
May-22		791,424	791,424	756,499	797,736	708,052	1,121	336,124	1,133,860
Jun-22		791,424	791,424	616,626	972,534	711,330	1,068	<b>242,488</b>	1,215,022
Jul-22		791,424	791,424	763,417	1,000,541	708,212	1,063	298,756	1,299,297
Aug-22		791,424	791,424	738,943	1,053,022	703,020	1,752	336,431	1,389,453
Sep-22		791,424	791,424	736,878	1,107,569	692,082	601	381,828	1,489,397
Oct-22		791,424	791,424	739,121	1,159,872	685,542	660	436,067	1,595,939
Nov-22		791,424	791,424	461,364	1,489,932	676,150	549	221,830	1,711,762
Dec-22		791,424	791,424	731,699	1,549,657	675,942	504	278,091	1,827,748
<b>TOTALS:</b>		<b>9,497,091</b>		<b>8,604,406</b>		<b>8,467,847</b>		<b>89.16% of Budget Authority</b>	
						<b>9,022,236</b>		<b>95%</b>	

Includes HUD held HAP Reserves  
Includes VASH voucher HAP

CY 2023 BA	\$	9,497,091	Budget Authority	HUD Disbursed	Program Reserves	HAP Expense	HAP Adjustments	RNP (VMS)	TOTAL Reserves
Jan-23		791,424	791,424	723,406	1,617,676	684,664	1,902	318,735	1,936,411
Feb-23		791,424	791,424		2,409,100			318,735	2,727,835
Mar-23		791,424	791,424		3,200,524			318,735	3,519,259
Apr-23		791,424	791,424		3,991,948			318,735	4,310,683
May-23		791,424	791,424		4,783,373			318,735	5,102,108
Jun-23		791,424	791,424		5,574,797			<b>318,735</b>	5,893,532
Jul-23		791,424	791,424		6,366,221			318,735	6,684,956
Aug-23		791,424	791,424		7,157,645			318,735	7,476,380
Sep-23		791,424	791,424		7,949,070			318,735	8,267,805
Oct-23		791,424	791,424		8,740,494			318,735	9,059,229
Nov-23		791,424	791,424		9,531,918			318,735	9,850,653
Dec-23		791,424	791,424		10,323,342			318,735	10,642,077
<b>TOTALS:</b>		<b>9,497,091</b>		<b>723,406</b>		<b>684,664</b>		<b>7.21% of Budget Authority</b>	
						<b>9,022,236</b>		<b>95%</b>	

Includes HUD held HAP Reserves  
Includes VASH voucher HAP

# Lake Metropolitan Housing Authority

## Schedule of Restrictd Net Position (RNP)

Fiscal Year 2022 and 2023

<u>HUD Payment Date</u>	<u>RNP</u>	<u>Change from Prior</u>	<u>Units</u>
	<u>HAP In</u>	<u>HAP Out</u>	
July 31, 2021	\$ 266,768.00	\$ 222,846.00	
August 31, 2021	\$ 286,419.00	\$ 280,015.00	
September 30, 2021	\$ 302,300.00	\$ 282,649.00	
October 31, 2021	\$ 314,395.00	\$ 298,514.00	
November 30, 2021	\$ 87,787.00	\$ 75,692.00	
December 31, 2021	\$ 123,585.00	\$ 350,193.00	
January 31, 2022	\$ 162,178.00	\$ 126,380.00	
February 28, 2022	\$ 200,634.00	\$ 162,041.00	
March 31, 2022	\$ 241,818.00	\$ 203,362.00	
April 30, 2022	\$ 286,556.00	\$ 245,372.00	
May 31, 2022	\$ 336,124.00	\$ 291,386.00	
June 30, 2022	\$ 242,488.00	\$ 192,920.00	
July 31, 2022	\$ 298,756.00	\$ 392,392.00	
August 31, 2022	\$ 336,431.00	\$ 280,163.00	
September 30, 2022	\$ 381,828.00	\$ 344,153.00	
October 31, 2022	\$ 436,067.00	\$ 390,670.00	
November 30, 2022	\$ 221,830.00	\$ 167,591.00	
December 31, 2022	\$ 278,091.00	\$ 492,328.00	
1/1/2023	\$ 723,406.00		
1/1/2023	\$ -		
		\$ 672,931.00	<i>from HUD held HAP Reserves</i>
		\$ 3,616.00	HAP Payments (less MS5)
		\$ 1,132.00	FSS
			Homeownership
	\$ -		Port In
		\$ 6,985.00	Port Out
	\$ 1,902.00		50% HAP Repayments
	\$ -		FSS Forfeits
	\$ -		Misc. Repayments ( <i>error &gt; \$2500</i> )
<b>Monthly Totals:</b>	<b>\$ 725,308.00</b>	<b>\$ 684,664.00</b>	
	\$ 40,644.00	<i>(Net monthly increase (decrease) in Restricted Net Position)</i>	
<b>January 31, 2023</b>	<b>\$ 318,735.00</b>	<b>\$ 262,474.00</b>	

# Lake Metropolitan Housing Authority - Parkview Place

Fiscal Year 2023 Summary Operating Report, and Fiscal Year 2022 Comparison

For the month, and Fiscal Year-to-Date ended January 31, 2023

(Preliminary - For Internal Use Only)

	This Month	Fiscal Year 2023		Fiscal Year 2022	
		Year-to-Date	YTD Budget	Year-to-Date	Variance
<b>Public Housing</b>					
Operating Income	\$ 4,520	\$ 96,993	\$ 110,557	\$ 133,187	\$ (36,194)
Administrative Expenses	\$ 3,553	\$ 30,120	\$ 33,883	\$ 65,589	\$ (35,469)
Utility Expenses	5,468	20,624	9,333	7,203	13,421
Operations Expense	5,806	46,074	43,510	49,017	(2,943)
General Expense	1,467	4,123	11,429	9,364	(5,241)
<b>Surplus / (Deficit)</b>	<b>\$ (11,774)</b>	<b>\$ (3,948)</b>	<b>\$ 12,402</b>	<b>\$ 2,014</b>	<b>\$ (5,962)</b>

<b>Market Rate</b>					
Operating Income	\$ 12,980	\$ 90,392	\$ 79,013	\$ 78,261	\$ 12,131
Administrative Expenses	\$ 2,447	\$ 13,615	\$ 17,269	\$ 12,996	619
Utility Expenses	1,584	4,276	7,583	4,923	(647)
Operations Expense	2,569	20,631	26,979	24,476	(3,845)
General Expense	880	3,126	5,533	5,036	(1,910)
<b>Surplus / (Deficit)</b>	<b>\$ 5,500</b>	<b>\$ 48,744</b>	<b>\$ 21,649</b>	<b>\$ 30,830</b>	<b>\$ 17,914</b>

<b>CONSOLIDATED</b>					
Operating Income	\$ 17,500	\$ 187,385	\$ 189,570	\$ 211,448	\$ (24,063)
Administrative Expenses	\$ 6,000	\$ 43,735	\$ 51,152	\$ 78,585	\$ (34,850)
Utility Expenses	7,052	24,900	16,916	12,126	12,774
Operations Expense	8,375	66,705	70,489	73,493	(6,788)
General Expense	2,347	7,249	16,962	14,400	(7,151)
<b>Surplus / (Deficit)</b>	<b>\$ (6,274)</b>	<b>\$ 44,796</b>	<b>\$ 34,051</b>	<b>\$ 32,844</b>	<b>\$ 11,952</b>



**Lake Metropolitan Housing Authority**  
**Balance Sheet**  
**January 2023**

**Program: Public Housing      Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1111.100 General Fund Cash	(37,268.96)	382,855.02
1122.000 Accts Rec Tenants (S)	1,016.00	7,830.94
1128.000 A/R - Section 8	(13,092.00)	(18,300.00)
1128.800 A/R - ParkView Place (Non HUD)	(800.00)	(11,815.00)
1211.000 Prepaid Insurance	(495.08)	4,950.84
1212.000 Insurance Deposit	0.00	1,000.00
1250.000 Prepaid Expense	(126.80)	1,394.76
1400.600 Land	0.00	179,025.00
1400.700 Buildings	0.00	2,794,785.64
1400.710 Bldg. & Land Improvements	0.00	20,696.26
1400.900 Furn, Equip, Mach - Admin	0.00	18,175.00
1400.901 Equipment - Vehicles	0.00	3,112.31
1400.950 Accumulated Depreciation	0.00	(591,808.77)
1400.960 Accumulated Amortization - Leases	0.00	(453.38)
1490.000 Leased Asset	0.00	2,182.93
1500.100 Net OPEB Asset	0.00	11,080.00
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
1900.000 Deferred Outflows of Resources (Pens)	0.00	11,987.00
1900.100 Deferred Outflows of Resources (OPEB)	0.00	737.00
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>12,724.00</b>
<b>TOTAL ASSETS</b>	<b>(50,766.84)</b>	<b>2,817,435.55</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.009 A/P - Public Housing (S)	(382.00)	0.00
2111.100 A/P Revolving Fund	(38,610.39)	15,441.72
2114.000 Tenants Sec. Dep. (S)	0.00	2,702.00
2114.300 Pet Deposit (S)	0.00	250.00
2135.100 Acc. Comp Absences	0.00	270.82
2135.200 Comp. Absences - Non Current	0.00	1,108.98
2137.000 Accrued PILOT	0.00	2,833.82
2400.000 Lease Liability (Current)	0.00	510.94
2400.100 Lease Liability (Non-Current)	0.00	1,248.61
2500.000 Net Pension Liability	0.00	28,674.00
<b>DEFERRED INFLOWS OF RESOURCES</b>		
2900.000 Deferred Inflows of Resources (Pens)	0.00	35,732.00
2900.100 Deferred Inflows of Resources (OPEB)	0.00	13,535.00
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>0.00</b>	<b>49,267.00</b>
<b>TOTAL LIABILITIES</b>	<b>(38,992.39)</b>	<b>102,307.89</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	2,423,985.44
2806.000 Unrestricted Net Position	0.00	295,090.80
2806.000 Unrestricted Net Position (Current Year)	(11,774.45)	(3,948.58)
<b>TOTAL SURPLUS</b>	<b>(11,774.45)</b>	<b>2,715,127.66</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>(50,766.84)</b>	<b>2,817,435.55</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Operating Statement**

**Seven Months Ending 01/31/2023**

**Program: Public Housing      Project: Consolidated**

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>INCOME</b>								
<b>OPERATING INCOME</b>								
3110.000 Dwelling Rental	1,020.00	5,833.33	(4,813.33)	4,950.00	40,833.33	(35,883.33)	70,000.00	(65,050.00)
3200.000 HUD Operating Subsidy - PH	3,500.00	7,004.17	(3,504.17)	50,059.00	49,029.17	1,029.83	84,050.00	(33,991.00)
3690.000 Other Income - Tenant	0.00	83.33	(83.33)	120.00	583.33	(463.33)	1,000.00	(880.00)
3690.100 CFP For Operations	0.00	2,873.00	(2,873.00)	41,864.00	20,111.00	21,753.00	34,476.00	7,388.00
<b>TOTAL OPERATING INCOME</b>	<b>4,520.00</b>	<b>15,793.83</b>	<b>(11,273.83)</b>	<b>96,993.00</b>	<b>110,556.83</b>	<b>(13,563.83)</b>	<b>189,526.00</b>	<b>(92,533.00)</b>
<b>TOTAL INCOME</b>	<b>4,520.00</b>	<b>15,793.83</b>	<b>(11,273.83)</b>	<b>96,993.00</b>	<b>110,556.83</b>	<b>(13,563.83)</b>	<b>189,526.00</b>	<b>(92,533.00)</b>
<b>EXPENSES</b>								
<b>ADMIN EXPENSE</b>								
4110.000 Admin. Salaries	1,731.26	2,484.83	753.57	12,540.76	17,393.83	4,853.07	29,818.00	17,277.24
4120.000 Auditing Fees	0.00	33.33	33.33	276.57	233.33	(43.24)	400.00	123.43
4140.100 Advertising - Other	15.80	16.67	0.87	41.86	116.67	74.81	200.00	158.14
4150.000 Benefits Expense	793.03	946.00	152.97	4,835.29	6,622.00	1,786.71	11,352.00	6,516.71
4170.000 Legal Expenses	43.20	83.33	40.13	702.60	583.33	(119.27)	1,000.00	297.40
4185.000 Staff Training	0.00	0.00	0.00	19.67	0.00	(19.67)	0.00	(19.67)
4190.000 Office Sundry Expense	10.84	41.67	30.83	23.93	291.67	267.74	500.00	476.07
4190.020 Bank Charges	0.00	125.00	125.00	199.22	875.00	675.78	1,500.00	1,300.78
4190.050 Payroll Processing Charges & Forms	20.15	20.83	0.68	166.95	145.83	(21.12)	250.00	83.05
4190.100 Office Supplies	89.36	45.83	(43.53)	413.53	320.83	(92.70)	550.00	136.47
4190.110 Temporary Help	0.00	0.00	0.00	144.77	0.00	(144.77)	0.00	(144.77)
4190.120 Cleaning Contract	229.54	33.33	(196.21)	1,750.88	233.33	(1,517.55)	400.00	(1,350.88)
4190.130 Contract - IT Services	48.71	150.00	101.29	1,123.82	1,050.00	(73.82)	1,800.00	676.18
4190.140 Contract - MCS	126.80	109.67	(17.13)	828.98	767.67	(61.31)	1,316.00	487.02
4190.145 Forms and Publications	0.00	29.17	29.17	239.00	204.17	(34.83)	350.00	111.00
4190.150 Shredding	56.97	6.67	(50.30)	56.97	46.67	(10.30)	80.00	23.03
4190.200 Telephone	33.36	33.33	(0.03)	222.58	233.33	10.75	400.00	177.42
4190.201 Cell Phones	47.58	41.67	(5.91)	327.45	291.67	(35.78)	500.00	172.55
4190.205 Answering Service	26.59	16.67	(9.92)	98.94	116.67	17.73	200.00	101.06
4190.210 Internet Expense	0.00	25.00	25.00	48.78	175.00	126.22	300.00	251.22
4190.220 Cable	83.36	83.33	(0.03)	583.52	583.33	(0.19)	1,000.00	416.48
4190.300 Postage & Meter	76.04	54.17	(21.87)	310.71	379.17	68.46	650.00	339.29
4190.400 Copier - Lease	42.45	50.00	7.55	292.44	350.00	57.56	600.00	307.56
4190.410 Copier Maintenance	0.00	6.67	6.67	0.00	46.67	46.67	80.00	80.00
4190.500 Admin Minor Equipment	0.00	200.00	200.00	340.74	1,400.00	1,059.26	2,400.00	2,059.26
4190.600 Dues & Fees	1.26	28.33	27.07	106.71	198.33	91.62	340.00	233.29
4190.900 Other Sundry Expense	49.85	0.00	(49.85)	117.25	0.00	(117.25)	0.00	(117.25)
4190.910 Tenant Background Checks	9.32	33.33	24.01	48.83	233.33	184.50	400.00	351.17
4190.950 HR - Contract	17.50	0.00	(17.50)	80.31	0.00	(80.31)	0.00	(80.31)
4190.960 Community Outreach	0.00	33.33	33.33	61.01	233.33	172.32	400.00	338.99
4200.000 Moving Expenses (Section 18 Dispo)	0.00	0.00	0.00	4,100.00	0.00	(4,100.00)	0.00	(4,100.00)
4210.000 Resident Activities	0.00	83.33	83.33	0.00	583.33	583.33	1,000.00	1,000.00

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>ADMIN EXPENSE</b>								
4230.000 Contract - Other	0.00	25.00	25.00	16.21	175.00	158.79	300.00	283.79
<b>TOTAL ADMIN EXPENSE</b>	<b>3,552.97</b>	<b>4,840.49</b>	<b>1,287.52</b>	<b>30,120.28</b>	<b>33,883.49</b>	<b>3,763.21</b>	<b>58,086.00</b>	<b>27,965.72</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	1,721.02	500.00	(1,221.02)	3,133.21	3,500.00	366.79	6,000.00	2,866.79
4320.000 Electricity	1,361.21	416.67	(944.54)	7,552.29	2,916.67	(4,635.62)	5,000.00	(2,552.29)
4330.000 Gas	2,385.54	416.67	(1,968.87)	9,938.92	2,916.67	(7,022.25)	5,000.00	(4,938.92)
<b>TOTAL UTILITIES EXPENSE</b>	<b>5,467.77</b>	<b>1,333.34</b>	<b>(4,134.43)</b>	<b>20,624.42</b>	<b>9,333.34</b>	<b>(11,291.08)</b>	<b>16,000.00</b>	<b>(4,624.42)</b>
<b>OPERATION EXPENSE</b>								
4410.000 Maintenance Salaries	2,153.59	2,316.92	163.33	15,731.80	16,218.42	486.62	27,803.00	12,071.20
4415.000 Maint. - Temp Help	0.00	91.67	91.67	0.00	641.67	641.67	1,100.00	1,100.00
4420.000 Maint. - Supplies (other)	583.96	291.67	(292.29)	3,313.53	2,041.67	(1,271.86)	3,500.00	186.47
4420.050 Maint. - Materials	208.14	250.00	41.86	1,908.93	1,750.00	(158.93)	3,000.00	1,091.07
4420.100 Maint. - Electrical	0.00	20.83	20.83	0.00	145.83	145.83	250.00	250.00
4420.200 Maint. - Plumbing	0.00	20.83	20.83	83.63	145.83	62.20	250.00	166.37
4420.300 Maint. - Cleaning Supplies	0.00	8.33	8.33	18.57	58.33	39.76	100.00	81.43
4420.400 Maint. - Auto	20.64	66.67	46.03	80.44	466.67	386.23	800.00	719.56
4420.410 Maint. - Fuel	33.44	50.00	16.56	219.69	350.00	130.31	600.00	380.31
4420.500 Maint. - Hardware	0.00	29.17	29.17	267.17	204.17	(63.00)	350.00	82.83
4420.510 Maint. - Keys & Locks	62.07	58.33	(3.74)	97.11	408.33	311.22	700.00	602.89
4420.600 Maint. - Paint	90.97	125.00	34.03	753.25	875.00	121.75	1,500.00	746.75
4420.700 Appliances & Dwelling Equip.	0.00	250.00	250.00	162.43	1,750.00	1,587.57	3,000.00	2,837.57
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	75.09	0.00	(75.09)	0.00	(75.09)
4430.010 Cont - Rubbish Removal	144.37	162.50	18.13	1,183.09	1,137.50	(45.59)	1,950.00	766.91
4430.020 Cont - HVAC	0.00	133.33	133.33	500.62	933.33	432.71	1,600.00	1,099.38
4430.050 Cont - Landscaping	0.00	250.00	250.00	940.01	1,750.00	809.99	3,000.00	2,059.99
4430.070 Cont - Electrical	0.00	20.83	20.83	0.00	145.83	145.83	250.00	250.00
4430.080 Cont - Plumbing	0.00	416.67	416.67	0.00	2,916.67	2,916.67	5,000.00	5,000.00
4430.090 Cont - Exterminator	0.00	41.67	41.67	0.00	291.67	291.67	500.00	500.00
4430.115 Cont - Repairs	0.00	41.67	41.67	0.00	291.67	291.67	500.00	500.00
4430.116 Cont - Uniforms	8.36	41.67	33.31	120.27	291.67	171.40	500.00	379.73
4430.120 Cont - Miscellaneous	1,512.87	658.33	(854.54)	14,553.07	4,608.33	(9,944.74)	7,900.00	(6,653.07)
4450.000 Benefits - Maint.	988.00	869.67	(118.33)	6,065.64	6,087.67	22.03	10,436.00	4,370.36
<b>TOTAL OPERATION EXPENSE</b>	<b>5,806.41</b>	<b>6,215.76</b>	<b>409.35</b>	<b>46,074.34</b>	<b>43,510.26</b>	<b>(2,564.08)</b>	<b>74,589.00</b>	<b>28,514.66</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	125.33	291.67	166.34	845.31	2,041.67	1,196.36	3,500.00	2,654.69
4510.000 Insurance	495.08	507.75	12.67	3,541.01	3,554.25	13.24	6,093.00	2,551.99
4516.000 Real Estate Assess.	846.89	0.00	(846.89)	846.89	0.00	(846.89)	0.00	(846.89)
4520.000 PILOT Expense	0.00	458.33	458.33	(1,110.67)	3,208.33	4,319.00	5,500.00	6,610.67
4570.000 Collection Loss	0.00	375.00	375.00	0.00	2,625.00	2,625.00	4,500.00	4,500.00
<b>TOTAL GENERAL EXPENSE</b>	<b>1,467.30</b>	<b>1,632.75</b>	<b>165.45</b>	<b>4,122.54</b>	<b>11,429.25</b>	<b>7,306.71</b>	<b>19,593.00</b>	<b>15,470.46</b>
<b>TOTAL EXPENSES</b>	<b>16,294.45</b>	<b>14,022.34</b>	<b>(2,272.11)</b>	<b>100,941.58</b>	<b>98,156.34</b>	<b>(2,785.24)</b>	<b>168,288.00</b>	<b>67,326.42</b>
<b>SURPLUS</b>	<b>(11,774.45)</b>	<b>1,771.49</b>	<b>13,545.94</b>	<b>(3,948.58)</b>	<b>12,400.49</b>	<b>16,349.07</b>	<b>21,258.00</b>	<b>25,206.58</b>

**Lake Metropolitan Housing Authority**  
**Statement of Operations**  
**Public Housing - All Projects Period From January 2023 Period To January 2023 - All Tenants**

Accounts Receivable Balances

Description	Amount
Beginning Balance	\$6,432.94
Rent	\$1,020.00
Payment Received	(\$4.00)
Payment Made	\$382.00
Ending Balance	<u>\$7,830.94</u>

Security Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$2,702.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$2,702.00</u>

Pet Deposit Balances

	Due	Collected
Beginning Balance	\$0.00	\$250.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$250.00</u>

**Lake Metropolitan Housing Authority  
Balance Sheet  
January 2023**

**Program: ParkView Place      Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1111.900 LMHA Cash - Erie Bank	11,294.94	370,292.50
1122.000 Accts Rec Tenants (S)	(50.00)	3,299.00
1122.009 Tenant Repayment Agreements	(15.00)	205.00
1129.352 Grant Receivable - ODNR 2	0.00	1,315.04
1211.000 Prepaid Insurance	(297.00)	2,970.00
1400.600 Land	0.00	126,852.00
1400.700 Buildings	0.00	1,728,647.38
1400.710 Bldg. & Land Improvements	0.00	528,807.75
1400.900 Furn, Equip, Mach - Admin	0.00	10,905.00
1400.901 Equipment - Vehicles	0.00	1,729.06
1400.950 Accumulated Depreciation	0.00	(369,505.09)
1400.960 Accumulated Amortization - Leases	0.00	(69.84)
1490.000 Leased Asset	0.00	232.76
<b>TOTAL ASSETS</b>	<b>10,932.94</b>	<b>2,405,680.56</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	6,233.21	(25,812.21)
2114.000 Tenant Sec. Deposits	0.00	13,790.00
2114.300 Pet Security Deposit	0.00	500.00
2118.800 A/P - Public Housing (Non-HUD)	(800.00)	(11,815.00)
2135.100 Acc. Comp Absences	0.00	110.78
2135.200 Comp. Absences - Non Current	0.00	340.29
2400.000 Lease Liability (Current)	0.00	45.56
2400.100 Lease Liability (Non-Current)	0.00	122.16
<b>TOTAL LIABILITIES</b>	<b>5,433.21</b>	<b>(22,718.42)</b>
<b>SURPLUS</b>		
2801.000 Net Investment In Capital Assets	0.00	2,027,436.04
2806.000 Undesignated Fund Balance (Non-Federal)	0.00	351,768.08
2806.000 Undesignated Fund Balance (Non-Federal) (Current Year)	5,499.73	49,194.86
<b>TOTAL SURPLUS</b>	<b>5,499.73</b>	<b>2,428,398.98</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>10,932.94</b>	<b>2,405,680.56</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**

**Operating Statement**

**Seven Months Ending 01/31/2023**

**Program: ParkView Place**

**Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
3110.000 Dwelling Rental	12,900.00	11,250.00	1,650.00	89,850.00	78,750.00	11,100.00	135,000.00	(45,150.00)
3300.900 Interest Income - ParkView Place	79.94	20.83	59.11	457.48	145.83	311.65	250.00	207.48
3690.000 Other Income - Tenant	0.00	16.67	(16.67)	60.00	116.67	(56.67)	200.00	(140.00)
3690.050 Other Income - Miscellaneous	0.00	0.00	0.00	25.00	0.00	25.00	0.00	25.00
<b>TOTAL INCOME</b>	<b>12,979.94</b>	<b>11,287.50</b>	<b>1,692.44</b>	<b>90,392.48</b>	<b>79,012.50</b>	<b>11,379.98</b>	<b>135,450.00</b>	<b>(45,057.52)</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
4110.000 Admin. Salaries	1,046.99	1,258.00	211.01	7,180.76	8,806.00	1,625.24	15,096.00	7,915.24
4120.000 Auditing Fees	0.00	15.00	15.00	92.19	105.00	12.81	180.00	87.81
4140.100 Advertising - Other	8.82	25.00	16.18	23.37	175.00	151.63	300.00	276.63
4150.000 Employee Benefits	474.90	484.00	9.10	2,768.65	3,388.00	619.35	5,808.00	3,039.35
4170.000 Legal Expenses	624.00	208.33	(415.67)	937.00	1,458.33	521.33	2,500.00	1,563.00
4185.000 Staff Training	0.00	0.00	0.00	10.95	0.00	(10.95)	0.00	(10.95)
4190.000 Office Sundry Expense	6.02	33.33	27.31	13.29	233.33	220.04	400.00	386.71
4190.020 Bank Charges	0.00	4.17	4.17	0.00	29.17	29.17	50.00	50.00
4190.050 Payroll Processing Charges & Forms	0.00	8.33	8.33	0.00	58.33	58.33	100.00	100.00
4190.110 Temporary Help	0.00	41.67	41.67	80.43	291.67	211.24	500.00	419.57
4190.120 Cleaning Contract	113.19	15.00	(98.19)	879.29	105.00	(774.29)	180.00	(699.29)
4190.145 Forms and Publications	0.00	5.00	5.00	0.00	35.00	35.00	60.00	60.00
4190.201 Cell Phones	25.97	25.00	(0.97)	178.73	175.00	(3.73)	300.00	121.27
4190.210 Internet Expense	0.00	4.17	4.17	0.00	29.17	29.17	50.00	50.00
4190.220 Cable	49.88	66.67	16.79	349.16	466.67	117.51	800.00	450.84
4190.300 Postage & Meter	45.66	31.67	(13.99)	186.57	221.67	35.10	380.00	193.43
4190.400 Copier - Lease	0.00	8.33	8.33	0.00	58.33	58.33	100.00	100.00
4190.500 Admin Minor Equipment	0.00	25.00	25.00	189.29	175.00	(14.29)	300.00	110.71
4190.600 Dues & Fees	0.71	0.00	(0.71)	59.35	0.00	(59.35)	0.00	(59.35)
4190.900 Other Sundry Expense	27.69	0.00	(27.69)	65.12	0.00	(65.12)	0.00	(65.12)
4190.910 Tenant Background Checks	5.20	41.67	36.47	27.20	291.67	264.47	500.00	472.80
4190.950 HR - Contract	17.50	41.67	24.17	80.33	291.67	211.34	500.00	419.67
4190.960 Community Outreach	0.00	0.00	0.00	33.93	0.00	(33.93)	0.00	(33.93)
4230.000 Contract - Other	0.00	125.00	125.00	9.02	875.00	865.98	1,500.00	1,490.98
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>2,446.53</b>	<b>2,467.01</b>	<b>20.48</b>	<b>13,164.63</b>	<b>17,269.01</b>	<b>4,104.38</b>	<b>29,604.00</b>	<b>16,439.37</b>
<b>UTILITIES EXPENSE</b>								
4310.000 Water	1,032.31	416.67	(615.64)	1,849.12	2,916.67	1,067.55	5,000.00	3,150.88
4320.000 Electricity	386.99	333.33	(53.66)	1,669.77	2,333.33	663.56	4,000.00	2,330.23
4330.000 Gas	164.99	333.33	168.34	757.33	2,333.33	1,576.00	4,000.00	3,242.67
<b>TOTAL UTILITIES EXPENSE</b>	<b>1,584.29</b>	<b>1,083.33</b>	<b>(500.96)</b>	<b>4,276.22</b>	<b>7,583.33</b>	<b>3,307.11</b>	<b>13,000.00</b>	<b>8,723.78</b>
<b>OPERATION EXPENSE</b>								
4410.000 Maintenance Salaries	1,292.15	1,302.67	10.52	9,243.27	9,118.67	(124.60)	15,632.00	6,388.73
4420.000 Maint. - Supplies (other)	324.38	308.33	(16.05)	1,840.55	2,158.33	317.78	3,700.00	1,859.45

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
<b>OPERATION EXPENSE</b>								
4420.050 Maint. - Materials	115.62	208.33	92.71	1,060.50	1,458.33	397.83	2,500.00	1,439.50
4420.100 Maint. - Electrical	0.00	33.33	33.33	0.00	233.33	233.33	400.00	400.00
4420.200 Maint. - Plumbing	0.00	33.33	33.33	46.43	233.33	186.90	400.00	353.57
4420.300 Maint. - Cleaning Supplies	0.00	16.67	16.67	10.32	116.67	106.35	200.00	189.68
4420.400 Maint. - Auto	11.46	41.67	30.21	44.66	291.67	247.01	500.00	455.34
4420.410 Maint. - Fuel	18.58	25.00	6.42	122.04	175.00	52.96	300.00	177.96
4420.500 Maint. - Hardware	0.00	20.83	20.83	148.42	145.83	(2.59)	250.00	101.58
4420.510 Maint. - Keys & Locks	34.48	33.33	(1.15)	53.93	233.33	179.40	400.00	346.07
4420.600 Maint. - Paint	50.53	75.00	24.47	418.44	525.00	106.56	900.00	481.56
4420.700 Appliances & Dwelling Equip.	0.00	100.00	100.00	97.47	700.00	602.53	1,200.00	1,102.53
4420.900 Non-Dwelling Equipment	0.00	0.00	0.00	41.75	0.00	(41.75)	0.00	(41.75)
4430.010 Cont - Rubbish Removal	86.63	100.00	13.37	709.91	700.00	(9.91)	1,200.00	490.09
4430.020 Cont - HVAC	0.00	41.67	41.67	880.38	291.67	(588.71)	500.00	(380.38)
4430.050 Cont - Landscaping	0.00	216.67	216.67	528.77	1,516.67	987.90	2,600.00	2,071.23
4430.080 Cont - Plumbing	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00	3,000.00
4430.090 Cont - Exterminator	0.00	83.33	83.33	0.00	583.33	583.33	1,000.00	1,000.00
4430.115 Cont - Repairs	0.00	166.67	166.67	0.00	1,166.67	1,166.67	2,000.00	2,000.00
4430.116 Cont - Uniforms	4.64	16.67	12.03	66.77	116.67	49.90	200.00	133.23
4430.120 Cont - Miscellaneous	40.04	291.67	251.63	1,753.27	2,041.67	288.40	3,500.00	1,746.73
4450.000 Benefits - Maint.	590.53	488.92	(101.61)	3,563.89	3,422.42	(141.47)	5,867.00	2,303.11
<b>TOTAL OPERATION EXPENSE</b>	<b>2,569.04</b>	<b>3,854.09</b>	<b>1,285.05</b>	<b>20,630.77</b>	<b>26,978.59</b>	<b>6,347.82</b>	<b>46,249.00</b>	<b>25,618.23</b>
<b>GENERAL EXPENSE</b>								
4480.000 Security	75.21	208.33	133.12	507.27	1,458.33	951.06	2,500.00	1,992.73
4510.000 Insurance	297.00	303.00	6.00	2,110.59	2,121.00	10.41	3,636.00	1,525.41
4516.000 Real Estate Assess.	508.14	70.83	(437.31)	508.14	495.83	(12.31)	850.00	341.86
4570.000 Collection Loss	0.00	208.33	208.33	0.00	1,458.33	1,458.33	2,500.00	2,500.00
<b>TOTAL GENERAL EXPENSE</b>	<b>880.35</b>	<b>790.49</b>	<b>(89.86)</b>	<b>3,126.00</b>	<b>5,533.49</b>	<b>2,407.49</b>	<b>9,486.00</b>	<b>6,360.00</b>
<b>TOTAL EXPENSES</b>	<b>7,480.21</b>	<b>8,194.92</b>	<b>714.71</b>	<b>41,197.62</b>	<b>57,364.42</b>	<b>16,166.80</b>	<b>98,339.00</b>	<b>57,141.38</b>
<b>SURPLUS</b>	<b>5,499.73</b>	<b>3,092.58</b>	<b>(2,407.15)</b>	<b>49,194.88</b>	<b>21,648.08</b>	<b>(27,546.78)</b>	<b>37,111.00</b>	<b>(12,083.88)</b>

**Lake Metropolitan Housing Authority  
Statement of Operations**

**ParkView Place - All Projects Period From January 2023 Period To January 2023 - All Tenants**

**Accounts Receivable Balances**

Description	Amount
Beginning Balance	\$3,349.00
Rent	\$12,700.00
Late Rent	\$200.00
Payment Received	(\$13,765.00)
Repayment	\$15.00
AR Void	\$800.00
Ending Balance	<u>\$3,299.00</u>

**Security Deposit AR Balances**

Description	Amount
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u>\$0.00</u>

**Pet Deposit AR Balances**

Description	Amount
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u>\$0.00</u>

**Key Deposit AR Balances**

Description	Amount
Beginning Balance	<u>\$0.00</u>
Ending Balance	<u>\$0.00</u>

**Security Deposit Balances**

	Due	Collected
Beginning Balance	\$0.00	\$13,790.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$13,790.00</u>

**Pet Deposit Balances**

	Due	Collected
Beginning Balance	\$0.00	\$500.00
Charged	\$0.00	
Collected	\$0.00	\$0.00
Applied to Account		\$0.00
Refunded		\$0.00
Ending Balance	<u>\$0.00</u>	<u>\$500.00</u>



Repayment Agreement Balances: Default Type (1 Agreements)

	Amount
Beginning Balance	\$220.00
Monthly Repayment Amount	(\$15.00)
Payments to Principal	\$0.00
Credit Applications to Principle	\$0.00
Create Repayment	\$0.00
Cancel Repayment	\$0.00
Ending Balance	<u>\$205.00</u>

# Lake Metropolitan Housing Authority

Fund Balances (Sorted by Restriction)

Estimated 12/31/2022      Estimated 1/31/2023

## UNRESTRICTED

### Unrestricted - General

State / Local Funds:		\$ 213,714	\$ 215,597
ParkView Place - LMHA	<i>These funds can be used for any legal business purpose</i>	\$ 395,463	\$ 400,963
REACH	<i>These funds can be used for any approved non-profit business purpose</i>	\$ 37,483	\$ 37,483

### Unrestricted - Program

Multi-Family Reserves	<i>These funds can be used for any Multi-Family related expenditure(?)</i>	\$ 710,536	\$ 710,536
Public Housing Admin:	<i>These funds can be used for any Public Housing related expenditure</i>	\$ 331,591	\$ 319,816
HCV Admin:	<i>These funds can be used for any Section 8 related expenditure</i>	\$ 985,187	\$ 1,021,556

**TOTAL UNRESTRICTED: \$ 2,673,974 \$ 2,705,950**

## RESTRICTED

### Restricted - Program

Restricted Net Position (RNP):	<i>Restricted to Housing Assistance Payment (HAP) expenditures</i>	\$ 278,091	\$ 318,735
Replacement Reserve	<i>Restricted to capital improvement needs for the Multi-Family Program</i>	\$ 1,414,864	\$ 1,428,235

### Restricted - Other

FSS Escrow:	<i>Account for Family Self Sufficiency (FSS) monies held in escrow</i>	\$ 128,217	\$ 103,911
Tenant Security Deposits*:	<i>Total tenant Security Deposits (Multi-Family, Public Housing and Parkview)</i>	\$ 77,683	\$ 77,485

**TOTAL RESTRICTED: \$ 1,898,855 \$ 1,928,366**

# Lake Metropolitan Housing Authority

## Selected Statistics

### Fiscal Year 2023 Payroll (through 3/2/2023 payroll)

	<u>HCV</u>	<u>M-F</u>	<u>PH/PVP</u>	<u>TOTAL</u>
Projected \$	561,403	499,891	87,045	1,148,339
Budget \$	621,298	518,432	88,349	1,228,079
Variance \$	(59,895)	(18,541)	(1,304)	(79,740)
Variance %	-9.64%	-3.58%	-1.48%	-6.49%
Payroll %	48.89%	43.53%	7.58%	
Budget %	50.59%	42.21%	7.19%	
Variance:	-1.70%	1.32%	0.39%	

### Per Unit Leased Statistics - For Management Use Only

<b>HCV Subsidy &amp; Expense / Unit Leased</b>											
<i>Fiscal Year 2023/Calendar Year 2022 - through December 2022</i>											
	Units Authorized	Units Leased	Lease Percent	Admin Subsidy	FSS Subsidy	Total Subsidy	Unit Leased	Subsidy / Unit Leased	Program Expenses	Expenses / Unit Leased	P/L per Unit Leased
FY 2023 Avg:	1,544	1,159	75.03%	\$ 85,092	\$ 433	\$ 85,525	\$ 73.81	\$ 73.81	\$ 72,652	\$ 62.70	\$ 11.11
CY 2023 Avg:	1,552	1,134	73.07%	\$ 83,612	\$ -	\$ 83,612	73.731922	\$ 73.731922	\$ 74,902	\$ 66.051486	\$ 7.68

<b>M/F Total Rent &amp; Expense / Unit Leased</b>										
<i>Fiscal Year 2023/Calendar Year 2022 - through December 2022</i>										
	Units Authorized	Units Leased	Occupancy	Rent Charged	Subsidy Received	Total Rent	Rent / Unit Leased	Program Expenses	Expense / Unit Leased	P/L per Unit Leased
FY 2023 Avg:	240	206	85.65%	\$ 52,913	\$ 72,770	\$ 125,682	\$ 611.38	\$ 128,875	\$ 626.91	\$ (15.53)
CY 2023 Avg:	242	202	83.56%	\$ 51,965	\$ 72,011	\$ 123,976	\$ 613.74	\$ 146,071	\$ 723.12	\$ (109.38)

**Lake Metropolitan Housing Authority  
Balance Sheet  
January 2023**

**Program: State/Local      Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1111.500 Cash - Erie Bank	18.68	213,043.08
1400.900 Furn, Equip, Mach - Admin	0.00	21,153.62
1400.950 Accumulated Depreciation	0.00	(21,153.62)
<b>TOTAL ASSETS</b>	<b>18.68</b>	<b>213,043.08</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 A/P Revolving Fund	(1,864.20)	(2,553.42)
<b>TOTAL LIABILITIES</b>	<b>(1,864.20)</b>	<b>(2,553.42)</b>
<b>SURPLUS</b>		
2806.000 Unrestricted Net Position	0.00	212,062.41
2806.000 Unrestricted Net Position (Current Year)	1,882.88	3,534.09
<b>TOTAL SURPLUS</b>	<b>1,882.88</b>	<b>215,596.50</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>18.68</b>	<b>213,043.08</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Lake Metropolitan Housing Authority**  
**Operating Statement**  
**Seven Months Ending 01/31/2023**  
**Program: State/Local      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>	<b>Remaining Budget</b>
<b>INCOME</b>								
3300.100 State/Local Funds - Interest	18.68	0.00	18.68	109.13	0.00	109.13	0.00	109.13
3690.010 Other Income - Vending	4,600.00	0.00	4,600.00	9,800.00	0.00	9,800.00	0.00	9,800.00
<b>TOTAL INCOME</b>	<b>4,618.68</b>	<b>0.00</b>	<b>4,618.68</b>	<b>9,909.13</b>	<b>0.00</b>	<b>9,909.13</b>	<b>0.00</b>	<b>9,909.13</b>
<b>EXPENSES</b>								
4220.100 Vending Supplies	1,015.80	0.00	(1,015.80)	2,765.32	0.00	(2,765.32)	0.00	(2,765.32)
4420.700 Appliances & Equipment	1,481.00	0.00	(1,481.00)	1,481.00	0.00	(1,481.00)	0.00	(1,481.00)
4430.000 Contract - Maint	164.00	0.00	(164.00)	1,937.03	0.00	(1,937.03)	0.00	(1,937.03)
9500.000 Non-Federal Expense	75.00	0.00	(75.00)	191.69	0.00	(191.69)	0.00	(191.69)
<b>TOTAL EXPENSES</b>	<b>2,735.80</b>	<b>0.00</b>	<b>(2,735.80)</b>	<b>6,375.04</b>	<b>0.00</b>	<b>(6,375.04)</b>	<b>0.00</b>	<b>(6,375.04)</b>
<b>SURPLUS</b>	<b>1,882.88</b>	<b>0.00</b>	<b>1,882.88</b>	<b>3,534.09</b>	<b>0.00</b>	<b>3,534.09</b>	<b>0.00</b>	<b>3,534.09</b>

**LMHA CASH and INVESTMENT REPORT AS OF January 31, 2023**

NAME OF BANK	RATE	PURCHASE OR ROLLOVER DATE	MATURITY DATE	BEGINNING		NET INVESTMENT		ENDING PRINCIPAL BALANCE 1/31/2023	NOTES
				PRINCIPAL BALANCE 12/31/2022	Sales / Transfers	INCOME AND/OR VALUE CHANGE	PRINCIPAL BALANCE 1/31/2023		

**PUBLIC HOUSING:**

-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
<b>GRAND TOTAL \$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

**BANK ACCOUNT BALANCES AS OF 1/31/2023**

Account Name	12/31/2022	1/31/2023	Percent Change	Dollar Difference
Multi-Family General	391,421.69	448,519.03	14.59%	57,097.34
Multi-Family Rep Reserve	1,414,864.30	1,428,235.54	0.95%	13,371.24
Multi-Family Security Deposits	57,500.95	57,495.60	-0.01%	(5.35)
Public Housing General	420,638.98	383,370.02	-8.86%	(37,268.96)
Section 8 Lake Rental	1,424,943.21	1,278,631.97	-10.27%	(146,311.24)
Section 8	489,157.67	489,157.67	0.00%	-
FSS Account	122,913.66	98,607.46	-19.78%	(24,306.20)
LMHA - Parkview (Erie)	358,997.56	370,292.50	3.15%	11,294.94
State/Local (Erie)	213,024.40	213,043.08	0.01%	18.68
REACH (Chase)	37,742.83	37,742.83	0.00%	-
<b>\$ 4,931,205.25</b>	<b>\$ 4,805,095.70</b>	<b>\$ 4,805,095.70</b>	<b>-2.56%</b>	<b>\$ (126,109.55)</b>

**TOTAL CASH & INVESTMENTS:** \$ 4,931,205.25 \$ 4,805,095.70 Monthly Change \$ (126,109.55)

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**Huntington Public Funds Analyzed Checking**

Account: ----- [REDACTED]

<b>Statement Activity From:</b> 01/01/23 to 01/31/23		<b>Beginning Balance</b>	<b>\$391,421.69</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>471,659.00</b>
Average Ledger Balance*	313,946.04	Regular Deposits	17,042.91
Average Collected Balance*	312,698.17	Lock Box Deposits	10,398.00
* The above balances correspond to the service charge cycle for this account.		Electronic Deposits	444,218.09
		<b>Debits (-)</b>	<b>414,561.66</b>
		Regular Checks Paid	302,332.91
		Electronic Withdrawals	111,814.07
		Service Charges	414.68
		<b>Ending Balance</b>	<b>\$448,519.03</b>

**Deposits (+)**

Account:----- [REDACTED]

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
01/03	3,105.00	75682	Lockbox	01/13	184.00	75682	Lockbox
01/05	2,978.00	171661495	Brch/ATM	01/17	381.00	75682	Lockbox
01/06	2,969.00	75682	Lockbox	01/18	242.00	75682	Lockbox
01/09	2,078.00	75682	Lockbox	01/26	5,922.50	178521699	Brch/ATM
01/10	3,036.41	178521698	Brch/ATM	01/27	50.00	75682	Lockbox
01/10	2,981.00	178521697	Brch/ATM	01/30	672.00	75682	Lockbox
01/10	228.00	75682	Lockbox	01/31	2,125.00	178521797	Brch/ATM
01/11	25.00	75682	Lockbox	01/31	464.00	75682	Lockbox

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
01/03	72,011.00	HUD TREAS 310 MISC PAY 010323 XXXXX3875860103RMT*VV*XXXXX0690600*****HUD Section 8 /CA OH12RD00008\
01/03	25.00	Stax SV9T 4079821782 230101
01/04	314.00	Stax SV9T 4079821782 230103
01/05	852.00	Stax SV9T 4079821782 230104
01/06	34,259.00	ACH SETTLEMENT OFFSET 230106 -SETT-HNB HVACH
01/09	267.00	Stax SV9T 4079821782 230106
01/11	19.00	Stax SV9T 4079821782 230110
01/12	527.00	Slax SV9T 4079821782 230111

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**Huntington PublicFund Business Interest Checking** Account: ----- [REDACTED]

<b>Statement Activity From:</b>		<b>Beginning Balance</b>	<b>\$1,414,864.30</b>
<b>01/01/23 to 01/31/23</b>		<b>Credits (+)</b>	<b>13,371.24</b>
		Electronic Deposits	13,010.00
<b>Days in Statement Period</b>	<b>31</b>	Interest Earned	361.24
<b>Average Ledger Balance*</b>	<b>1,417,802.04</b>	<b>Total Service Charges (-)</b>	<b>0.00</b>
<b>Average Collected Balance*</b>	<b>1,417,802.04</b>	<b>Ending Balance</b>	<b>\$1,428,235.54</b>

\* The above balances correspond to the service charge cycle for this account.

Average Percentage Yield Earned this period 0.300%  
 Interest paid last year \$1,453.86

**Other Credits (+)** Account:----- [REDACTED]

Date	Amount	Description
01/25	13,010.00	BUS ONL TFR FRM CHECKING 012523 XXXXXX5324
01/31	361.24	INTEREST PAYMENT

**Service Charge Summary** Account:----- [REDACTED]

<b>Previous Month Service Charges (-)</b>	<b>\$0.00</b>
<b>Total Service Charges (-)</b>	<b>\$0.00</b>

**Balance Activity** Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
12/31	1,414,864.30	01/25	1,427,874.30	01/31	1,428,235.54

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**Huntington PublicFund Business Interest Checking** Account: ----- [REDACTED]

<b>Statement Activity From:</b> 01/01/23 to 01/31/23		<b>Beginning Balance</b>	<b>\$57,500.95</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>14.65</b>
Average Ledger Balance* 57,491.27		Interest Eamed	14.65
Average Collected Balance* 57,491.27		<b>Total Service Charges (-)</b>	<b>20.00</b>
* The above balances correspond to the service charge cycle for this account.		<b>Ending Balance</b>	<b>\$57,495.60</b>

Average Percentage Yield Eamed this period 0.300%  
 Interest paid last year \$61.25

**Other Credits (+)** Account:----- [REDACTED]

Date	Amount	Description
01/31	14.65	INTEREST PAYMENT

**Service Charge Detail** Account:----- [REDACTED]

Date	Service Charge (-)	Waives and Discounts (+)	Description
01/17	5.00		STATEMENT CHARGE
01/17	15.00		BUSINESS ONLINE SERVICE FEES

**Service Charge Summary** Account:----- [REDACTED]

Previous Month Service Charges (-)	\$20.00
<b>Total Service Charges (-)</b>	<b>\$20.00</b>

**Balance Activity** Account:----- [REDACTED]

Date	Balance	Date	Balance	Date	Balance
12/31	57,500.95	01/17	57,480.95	01/31	57,495.60

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**Huntington Public Funds Analyzed Checking**

Account: ----- [REDACTED]

<b>Statement Activity From:</b> 01/01/23 to 01/31/23		<b>Beginning Balance</b>	<b>\$420,638.98</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>17,392.00</b>
Average Ledger Balance* 420,290.63		Electronic Deposits	17,392.00
Average Collected Balance* 420,290.63		<b>Debits (-)</b>	<b>54,660.96</b>
* The above balances correspond to the service charge cycle for this account.		Regular Checks Paid	382.00
		Electronic Withdrawals	54,278.96
		<b>Ending Balance</b>	<b>\$383,370.02</b>

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
01/05	3,500.00	HUD TREAS 310 MISC PAY 010523 XXXXX3875860103 RMT*VV*XXXXX491832*****HUD Operating Fund OH02500000123D\
01/05	800.00	ACH SETTLEMENT OFFSET 230105 -SETT-HNB HVACH
01/12	13,092.00	HUD TREAS 310 MISC PAY 011223 XXXXX3875860103 RMT*VV*XXXXX192711*****HUD ROSS FSS22 OH4577\

**Checks (-)**

Account:----- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
01/09	382.00	43968			

(\*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

**Other Debits (-)**

Account:----- [REDACTED]

Date	Amount	Description
01/25	54,278.96	BUS ONL TFR TO CHECKING 012523 XXXXXX5324

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**Huntington Public Funds Analyzed Checking**

Account: ----- [REDACTED]

Statement Activity From:  
 01/01/23 to 01/31/23

Days in Statement Period 31

Average Ledger Balance\* 1,540,364.90  
 Average Collected Balance\* 1,540,364.90

\* The above balances correspond to the  
 service charge cycle for this account.

<b>Beginning Balance</b>	<b>\$1,424,943.21</b>
<b>Credits (+)</b>	<b>829,121.00</b>
Electronic Deposits	829,121.00
<b>Debits (-)</b>	<b>975,432.24</b>
Regular Checks Paid	14,523.59
Electronic Withdrawals	960,908.65
<b>Ending Balance</b>	<b>\$1,278,631.97</b>

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
01/03	720,378.00	86 TREAS 310 MISC PAY 010323 XXXXX3875860103
01/03	83,612.00	86 TREAS 310 MISC PAY 010323 XXXXX3875860103
01/03	14,221.00	86 TREAS 310 MISC PAY 010323 XXXXX3875860103
01/03	1,625.00	86 TREAS 310 MISC PAY 010323 XXXXX3875860103
01/05	3,028.00	86 TREAS 310 MISC PAY 010523 XXXXX3875860103
01/05	838.00	ACH SETTLEMENT OFFSET 230105 -SETT-HNB HVACH
01/10	5,326.00	86 TREAS 310 MISC PAY 011023 XXXXX3875860103
01/25	93.00	BUS ONL TFR FRM CHECKING 012523 XXXXXX9630

**Checks (-)**

Account:----- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
01/09	20.00	18671	01/03	28.00	186577*
01/30	1.00	186016*	01/03	76.00	186595*
01/09	5.00	186046*	01/17	195.00	186598*
01/30	1.00	186127*	01/30	1.00	186603*
01/09	24.00	186164*	01/31	64.00	186619*
01/30	1.00	186252*	01/25	13.00	186626*
01/30	1.00	186497*	01/03	51.00	186628*
01/09	5.00	186522*	01/09	5.00	186629
01/31	3.00	186534*	01/31	3.00	186640*
01/31	455.00	186569*	01/03	33.00	186644*
01/27	745.00	186570	01/18	76.00	186667*

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**Huntington Public Funds Analyzed Checking**

Account: [REDACTED]

Statement Activity From:  
01/01/23 to 01/31/23

Beginning Balance	\$489,157.67
Ending Balance	\$489,157.67

Days in Statement Period 31

Average Ledger Balance*	489,157.67
Average Collected Balance*	489,157.67

\* The above balances correspond to the  
service charge cycle for this account.

**In the Event of Errors or Questions Concerning Electronic Fund Transfers** (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

**Verification of Electronic Deposits** If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

**Balancing Your Statement** - For your convenience, a balancing page is available on our web site <https://www.huntington.com/pdf/balancing.pdf> and also available on Huntington Business Online.

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. Huntington and 24-Hour Grace are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. ©2023 Huntington Bancshares Incorporated.

THE HUNTINGTON NATIONAL BANK  
 PO BOX 1558 EA1W37  
 COLUMBUS OH 43216-1558



LAKE METROPOLITAN HOUSING AUTHORITY  
 SECTION 8 FFS ESCROW ACCOUNT  
 189 1ST ST  
 PAINESVILLE OH 44077-3111

Have a Question or Concern?

Stop by your nearest  
 Huntington office or  
 contact us at:

1-800-480-2001

www.huntington.com/  
 businessresources

**Huntington Public Funds Hybrid Checking**

Account: ----- [REDACTED]

<b>Statement Activity From:</b>		<b>Beginning Balance</b>	<b>\$122,913.66</b>
<b>01/01/23 to 01/31/23</b>		<b>Credits (+)</b>	<b>2,961.68</b>
		Electronic Deposits	2,932.90
Days in Statement Period	31	Interest Earned	28.78
Average Ledger Balance*	115,833.37	<b>Debits (-)</b>	<b>27,267.88</b>
Average Collected Balance*	115,833.37	Regular Checks Paid	27,174.88
* The above balances correspond to the service charge cycle for this account.		Electronic Withdrawals	93.00
		<b>Ending Balance</b>	<b>\$98,607.46</b>

Interest paid last year \$97.39

**Other Credits (+)**

Account:----- [REDACTED]

Date	Amount	Description
01/17	28.78	INTEREST PAYMENT
01/18	2,932.90	BUS ONL TFR FRM CHECKING 011823 XXXXXX8479

**Checks (-)**

Account:----- [REDACTED]

Date	Amount	Check #	Date	Amount	Check #
01/19	13,893.17	1174	01/26	13,281.71	1176*

(\* Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

**Other Debits (-)**

Account:----- [REDACTED]

Date	Amount	Description
01/25	93.00	BUS ONL TFR TO CHECKING 012523 XXXXXX8479

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Phone number:  
1-888-822-2990  
Website:  
www.ERIEBANK.bank

Customer Statement

Account Number: [REDACTED]  
Statement Date: Dec 31, 2022 thru Jan 31, 2023

P.O. Box 42, Clearfield, PA 16830

005379



LAKE METROPOLITAN HOUSING AUTHORITY  
189 FIRST ST  
PAINESVILLE OH 44077-3111

Summary - All Accounts

Product	Account #	Ending Balance
Tiered Interest Savings	[REDACTED]	\$370,292.50

Tiered Interest Savings - [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	<b>BEGINNING BALANCE</b>			<b>\$358,997.56</b>
Jan 10	Deposit		7,265.00	366,262.56
Jan 26	Deposit		3,950.00	370,212.56
Jan 31	Credit Interest		79.94	370,292.50
	<b>ENDING BALANCE</b>			<b>\$370,292.50</b>

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
364,732.87	358,997.56	Dec 31, 2022 - Jan 31, 2023	32	79.94	0.25%	79.94

Interest Rate Summary

Date	Rate%	Date	Rate%	Date	Rate%	Date	Rate%
Aug 10	0.25%						

Overdraft/Returned Item Fees

Fee Type	Total For This Period	Total Year-to-Date	Prior Year
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

Account Summary

Previous Date	Beginning Balance	Deposits	Interest Paid	Withdrawals	Fees	Ending Balance
Dec 31, 2022	358,997.56	11,215.00	79.94	0.00	0.00	370,292.50

**Changes to better our world. Switch to eStatements.**

Why go paperless?

- Reduce air pollution and save trees!
- Reduce the amount of paper, ink and power used to produce paper statements
- Reduce the waste and associated environmental impacts of disposing of paper statements
- Reduce the risk of theft of personal information during disposal



You can switch your accounts to eStatement today by enrolling within eBanking. Login to eBanking, and click "eStatements" to enroll.

Member FDIC

Account Number: [REDACTED]  
Statement Date: Dec 31, 2022 thru Jan 31, 2023

P.O. Box 42, Clearfield, PA 16830

013334



LAKE METROPOLITAN HOUSING AUTHORITY  
189 FIRST ST  
PAINESVILLE OH 44077-3111

Summary - All Accounts

Product	Account #	Ending Balance
Interest Checking	[REDACTED]	\$213,043.08

Interest Checking [REDACTED]

Date	Transaction Description	Withdrawal	Deposit	Balance
	<b>BEGINNING BALANCE</b>			<b>\$213,024.40</b>
Jan 31	Total Interest Paid		18.68 ✓	
	<b>ENDING BALANCE</b>			<b>\$213,043.08</b>

LAKE METROPOLITAN  
HOUSING AUTHORITY

Deposits and Credits

Date	Transaction Description	Amount
Jan 31	Credit Interest	18.68

Balance Summary

Date	Balance	Date	Balance
Jan 31	213,043.08	Dec 31	213,024.40

Interest Summary

Avg. Daily Balance	Min. Balance for Period	Interest Period	Days in Period	Interest Earned	Annual Percentage Yield Earned	Interest Paid YTD
213,024.40	213,024.40	Dec 31, 2022 - Jan 31, 2023	32	18.68	0.10%	18.68

Interest Rate Summary

Date	Rate%	Date	Rate%
Aug 10	0.10%		

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- Reduce the amount of **paper, ink and power** used to produce paper statements
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You can switch your accounts to eStatement today by enrolling within eBanking. Login to eBanking, and click "eStatements" to enroll.

Member FDIC



JPMorgan Chase Bank, N.A.  
 P O Box 182051  
 Columbus, OH 43218-2051

December 31, 2022 through January 31, 2023

Account Number: [REDACTED]

00023488 1 AV 00.455



00023488 DRE 001 142 03223 NNNNNNNNNN T 1 00000000 67 068020 P2700

REGIONAL ECONOMICALLY AFFORDABLE  
 COMMUNITY HOUSING  
 189 1ST ST  
 PAINESVILLE OH 44077-3111

**CUSTOMER SERVICE INFORMATION**

Web site: **Chase.com**  
 Service Center: **1-800-242-7338**  
 Para Espanol: **1-888-622-4273**  
 International Calls: **1-713-262-1679**

**We're changing how we charge fees for ACH Payment Services**

On March 1, 2023 we'll remove the \$25 monthly subscription fee, and you'll only pay when you use the service.

Here's how the fees will change:

**Today: Monthly subscription cost + transaction fees**

- \$25 per month monthly subscription cost
- First 25 payments each month at no additional cost
- After that, each payment costs an additional \$0.15 each

**Starting March 1: Transaction fees only**

- First 10 payments each month: \$2.50 each
- After that, each payment costs an additional \$0.15 each

If you have questions, please call the number on this statement. We appreciate your business.

**CHECKING SUMMARY**

Chase Business Complete Checking

	INSTANCES	AMOUNT
Beginning Balance		\$37,742.83
Ending Balance	0	\$37,742.83

There has been no activity on your account during this statement period. You may not receive a statement through the mail in the future if there is no activity on your account. You can always view your account activity and statement by logging on to your account through chase.com. If you have questions, please call us at the number on this statement.

Congratulations, we waived the \$15 Monthly Service Fee for this statement period, based on your qualifying activity.



**Lake Metropolitan Housing Authority**  
**Vendor Accounting Cash Payment/Receipt Register**  
**RAD - PBRA**

Filter Criteria Includes: 1) Project: All, 2) Payment Date: All, 3) Financial Period: January 2023, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account [REDACTED] GL Account: 1111.800

*Posted Payments*

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
5618	01/18/2023	No	CHK	Active Plumbing Supply	Woodlawn	Yes	\$438.42
5619	01/18/2023	No	CHK	A-Team Property Maintenance	509 Homeworth/546 Sanders	Yes	\$775.00
5620	01/18/2023	No	CHK	Charter Communications	Cable	Yes	\$1,293.58
5621	01/18/2023	No	CHK	Cintas	Maint. Uniforms	Yes	\$99.88
5622	01/18/2023	No	CHK	City Of Painesville Utilities Office	Admin/Jackson	Yes	\$11,343.65
5623	01/18/2023	No	CHK	Cleveland Commercial Door	JT/WS	Yes	\$830.00
5624	01/18/2023	No	CHK	Commonwealth Lumber Co.	Maint. Supplies	Yes	\$23.00
5625	01/18/2023	No	CHK	Custom Cleaning and Maintenena	January 2023	Yes	\$1,125.00
5626	01/18/2023	No	CHK	General Pest Control Co.	579 Sanders Roaches	No	\$120.00
5627	01/18/2023	No	CHK	GPD Group	JT	Yes	\$533.42
5628	01/18/2023	No	CHK	Grainger	JT	Yes	\$218.67
5629	01/18/2023	No	CHK	Griffin Technology Group	IT Contract	Yes	\$599.40
5630	01/18/2023	No	CHK	HD Supply Facilities Maintenance	Maint supplies	Yes	\$3,078.03
5631	01/18/2023	No	CHK	Home Depot Credit Services	Dec 22 Expenses	Yes	\$607.17
5632	01/18/2023	No	CHK	Johnstone Supply	PVP	Yes	\$313.97
5633	01/18/2023	No	CHK	L.C.D.U.	Parkview Utilities	Yes	\$2,742.62
5634	01/18/2023	No	CHK	Market Vision Partners, LLC	Dec 22	Yes	\$375.00
5635	01/18/2023	No	CHK	ONLINE Information Services, Inc	Admin Background	No	\$70.63
5636	01/18/2023	No	CHK	Painesville Elevator Company, Inc	49/50# Safety Salt	Yes	\$325.00
5637	01/18/2023	No	CHK	Pitney Bowes Purchase Power	Postage and Meter	Yes	\$1,520.99
5638	01/18/2023	No	CHK	Professional Answering Service L	Service 1/12/23-2/8/23 Usage 12/15/	Yes	\$150.55
5639	01/18/2023	No	CHK	Sherwin-Williams	PVP	Yes	\$115.90
5640	01/18/2023	No	CHK	The Illuminating Company	PVP A	Yes	\$909.00
5641	01/18/2023	No	CHK	Xpress Printing Services Inc.	Business Cards/Envelopes	Yes	\$1,252.00
5642	01/18/2023	No	CHK	Griffin Technology Group	IT contract	Yes	\$372.50
5643	01/18/2023	No	CHK	Theresa Lee	HCV Travel	Yes	\$336.59
5645	01/25/2023	No	CHK	Avenue Auto Clinic	C Car	Yes	\$247.75
5646	01/25/2023	No	CHK	CFL Vending Machine Repair Ser	JT/WS Vending Machine	No	\$164.00
5647	01/25/2023	No	CHK	Charter Communications	PvP Cable	No	\$298.16
5648	01/25/2023	No	CHK	Cintas	Maint. Uniforms	Yes	\$1,520.59
5649	01/25/2023	No	CHK	City Of Painesville Utilities Office	WS	No	\$9,976.63
5650	01/25/2023	No	CHK	Clemans, Nelson & Associates, In	Retainer	Yes	\$175.00
5651	01/25/2023	No	CHK	Cleveland Commercial Door	JT Roof Doors	Yes	\$2,294.00
5652	01/25/2023	No	CHK	Dominion Energy Ohio	JT Gas	No	\$4,884.21
5653	01/25/2023	No	CHK	Flanigan's Plumbing & Heating, L	Backflow Tests/yearly	Yes	\$375.00
5654	01/25/2023	No	CHK	G&L Locksmiths	JT updated Fire Codes	No	\$689.68
5655	01/25/2023	No	CHK	General Pest Control Co.	553/555 Sanders German Roaches	No	\$160.00
5656	01/25/2023	No	CHK	Guardian	Dental, Life & AD&D	No	\$2,312.97
5657	01/25/2023	No	CHK	HD Supply Facilities Maintenance	Maint. Supplies	Yes	\$50.12
5658	01/25/2023	No	CHK	Lake County Board of Commissio	Jan 2023 Health Insurance	Yes	\$20,215.70
5659	01/25/2023	No	CHK	Michael Zuren, Lake County Trea	2022 Parcel 15-D001-0-00-021-0	Yes	\$4,752.44
5660	01/25/2023	No	CHK	Northeastern Refrigeration	WS - Service	Yes	\$1,337.38
5661	01/25/2023	No	CHK	Sherwin-Williams	540 Sanders	Yes	\$447.72
5662	01/25/2023	No	CHK	WEX BANK	Jan 22	No	\$502.68
5663	01/25/2023	No	CHK	Xerox Financial Services	Copier Lease	Yes	\$1,415.00
5664	01/26/2023	Yes	CHK	Huntington National Bank	Dec 22 Statement	No	\$3,106.78
5664	01/26/2023	No	VD	Huntington National Bank	Check Signature**	No	(\$3,106.78)

**Lake Metropolitan Housing Authority**  
**Vendor Accounting Cash Payment/Receipt Register**  
**RAD - PBRA**

Filter Criteria Includes: 1) Project: All, 2) Payment Date: All, 3) Financial Period: January 2023, 4) Payments Over: All, 5) Check Numbers: All, 6) Cleared Period: All, 7) Check Status: All, 8) Payment Status: All, 9) Show Payments: Yes, 10) Show Deposits: Yes, 11) Order By: Payment/Receipt Number

Bank: Huntington - RAD, Bank Account: [REDACTED] GL Account: 1111.800

**Posted Payments**

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
5665	01/26/2023	Yes	CHK	Patricia L Jones	January 2023 Resident Participation	No	\$49.99
5665	01/26/2023	No	VD	Patricia L Jones	Check Signature	No	(\$49.99)
5666	01/26/2023	No	CHK	Great Lakes Record Center	Shredding	Yes	\$1,643.40
5667	01/26/2023	No	CHK	Huntington National Bank	Dec 22 Statement	No	\$3,106.78
5668	01/26/2023	No	CHK	Patricia L Jones	January 2023 Resident Participation	No	\$49.99
5669	02/01/2023	No	CHK	AT&T	01/13-02/12/23	No	\$735.30
5670	02/01/2023	No	CHK	Cintas	Maint. Uniforms	No	\$18.50
5671	02/01/2023	No	CHK	Commonwealth Lumber Co.	Maint. Supplies	No	\$45.46
5672	02/01/2023	No	CHK	Dominion Energy Ohio	JT A 01/23	No	\$1,369.78
5673	02/01/2023	No	CHK	General Pest Control Co.	WS #504 Bed Bugs	No	\$970.00
5674	02/01/2023	No	CHK	Great Lakes Record Center	Shredding	No	\$259.40
5675	02/01/2023	No	CHK	Guardian Alarm	PvP Feb 22	No	\$8.00
5676	02/01/2023	No	CHK	HD Supply Facilities Maintenance	Maint Supplies	No	\$119.80
5677	02/01/2023	No	CHK	Kayline Company	Maint Supplies	No	\$323.88
5678	02/01/2023	No	CHK	Lakeside Laundry Equipment	WS Washer/Reader	No	\$1,481.00
5679	02/01/2023	No	CHK	Nan McKay	FSS Digital Revision Service	No	\$239.00
5680	02/01/2023	No	CHK	NAPA Auto Parts/Painesville	Truck #1 Maint.	No	\$8.98
5681	02/01/2023	No	CHK	Ohio Bureau Of Workers' Compen	07/1/22-07/1/23	No	\$1,030.59
5682	02/01/2023	No	CHK	T-Mobile	12/21/22-01/20/23	No	\$432.59
5683	02/01/2023	No	CHK	V&V Youngstown	JT	No	\$99.98
5684	02/01/2023	No	CHK	Vector Security	Alarm Monitoring	No	\$1,234.88
5685	02/02/2023	No	CHK	Clemans, Nelson & Associates, In	Sept 22 Retainer	No	\$175.00
5686	02/02/2023	No	CHK	Gene Placek & Sons	Pvp Annual Inspection	No	\$2,199.35
5687	02/02/2023	No	CHK	Joughin & Company Hardware	Jan 2023	No	\$266.26
5688	02/02/2023	No	CHK	META Solutions	Feb 2023	No	\$377.00
5689	02/02/2023	No	CHK	Robert L Neal Sr	Jan 2023	No	\$200.00
5690	02/02/2023	No	CHK	Verify Services, LLC	IT Contract	No	\$246.00

Cleared: 36	\$63,853.44
Uncleared: 38	\$34,176.48
<b>Total Payments: 74</b>	<b>\$98,029.92</b>

**Project Summary**

Bank: Huntington - RAD, Bank Account: [REDACTED] GL Account: 1111.800

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
RAD - PBRA - RAD - PBRA	\$98,029.92	\$0.00
<b>Total:</b>	<b>\$98,029.92</b>	<b>\$0.00</b>

**Type Summary**

Bank: Huntington - RAD, Bank Account: [REDACTED] Account: 1111.800

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	72	\$101,186.69
Void Payment (VD)	2	(\$3,156.77)
<b>Total:</b>	<b>74</b>	<b>\$98,029.92</b>

End of Report

**RESOLUTION 4-2023**

**A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO RENEW THE CONTRACT WITH DICAUDO, PITCHFORD & YODER FOR LEGAL SERVICES FOR ONE YEAR RETROACTIVE FROM SEPTEMBER 1, 2022, THROUGH AUGUST 31, 2023.**

WHEREAS, the Members of the Board of the Lake Metropolitan Housing Authority have, upon recommendation of the Chief Executive Officer, found and determined it necessary to renew the contract for legal services between the Lake Metropolitan Housing Authority and DiCaudo, Pitchford & Yoder for one-year retroactive from September 1, 2022, through August 31, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE LAKE METROPOLITAN HOUSING AUTHORITY, THAT:

SECTION 1. The Chief Executive Officer of the Lake Metropolitan Housing Authority is hereby authorized and directed to renew the contract for legal services with DiCaudo, Pitchford & Yoder for a one-year term retroactive from September 1, 2022 through August 31, 2023. The contract will be subject to periodic reviews, as determined by the Lake Metropolitan Housing Authority.

SECTION 2. The funds necessary to pay the contract amount have been appropriated for said purpose in the current budget of the Lake Metropolitan Housing Authority.

SECTION 3. It is found and determined that all formal actions of the Lake Metropolitan Housing Authority concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Lake Metropolitan Housing Authority and that, except as otherwise provided by Section 121.22 of the Ohio Revised Code, all deliberations of the Lake Metropolitan Housing Authority and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution shall go into effect at the earliest time allowed under law.

PASSED:

---

Jeffrey Mackey, Chairperson

ATTEST:

I, ERIC MARTIN, Chief Executive Officer of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 4-2023 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on this 8<sup>th</sup> day of March 2023.

---

Eric Martin, Secretary